

COST ANALYSIS MATRIX (2020-2021)

FIRST AMENDMENT TO LEASE AGREEMENT WITH HISPANIC UNITY, INC.

Site Location	Building Type/Class	Year Built	Total Rentable Square Foot	Annual Cost Per Square Foot	Annual Base Rent	Annual Operating Expenses	Total Annual Lease Cost	Staff Recommendations/Comments			
								Logistics		Key Notes	
								Parking Availability	ADA Compliance Y/N	Rental Term	Comments
SUBJECT LEASED SITE											
5811 Johnson Street, Hollywood, FL 33021	Office Space	1974	2,417	\$21.39	\$51,690.36	\$8,400.00	\$60,090.36	Yes	Y	One Year	Annual Operating Expenses include electrical, telephone, and internet cost as defined in sec. 2.13 of the Lease Agreement.
COMPARABLE LEASE SITES											
1 2514 Hollywood Blvd. Hollywood, FL 33020	Office Space	1965	2,400	\$23.00	\$55,200.00	\$0.00	\$55,200.00	Yes	Y	Negotiable	Modified Gross Lease (MG) type. Annual Cost per square foot does not include the tenants proportionate share of expenses such as property taxes, utilities, insurance and maintenance.
2 1917 Harrison Street Hollywood, FL 33020	Office Space	1957	2,500	\$22.00	\$55,000.00	\$0.00	\$55,000.00	No	Y	Two Year	TRIPLE NET RENT (NNN)+ Sales Tax (if applicable). lessee promises to pay all the expenses of the property including real estate taxes, building insurance, and maintenance.
3 1025-1055 S Federal Hwy Hollywood, FL 33020	Office Space	1973	2,500	\$24.00	\$60,000.00	\$0.00	\$60,000.00	Yes	Y	Five Year	Modified Gross Lease (MG) type. Annual Cost per square foot does not include the tenants proportionate share of expenses such as property taxes, utilities, insurance and maintenance.

AVG \$23.00

NOTE:

- 1 Average (AVG) based on lease comparables No. 1-3.
- 2 The subject leased site Annual Cost Per Square Foot, Annual Base Rent and Annual Operating Expenses dollar amounts are based on the terms of proposed lease agreement.
- 3 The Total Annual Lease Cost do not include Community School South custodial, custodial supplies, instructional material/supply costs.