

Analysis Matrix											
Site Name: YOUNG MEN'S CHRISTIAN ASSOCIATION OF BROWARD COUNTY, FLORIDA, INC., 408 NW 14th Terr., Fort Lauderdale, FL 33316											
Comparable Rental Sites								Staff Recommendations/Comments			
								Logistics		Key Notes	
Site Location	Building Type/Class	Year Built	Total Rentable Square Foot	Annual Cost Per Square Foot	Annual Base Rent	Annual Operating Expenses Per Square Foot	Total Annual Lease Cost	Parking Availability	ADA Compliance Y/N	Rental Terms	Comments
Subject Site 408 NW 14th Terr., Fort Lauderdale, FL 33311	Office/Class "B" Building	1979	1,750 SF	\$17.4857	\$30,600.00	N/A	\$30,600.00	Yes	Yes	1 year	Free standing bldg, 1st Floor. Lease terms include CAM.
Oakland Commerce Center 5221 NW 10th Terr. Ft. Lauderdale, FL 33309	Office/Class "A" Building	1994	7,390 SF Divisible	\$18.00	\$31,500.00	NNN	\$31,500.00	Yes	Yes	3 years	Free standing bldg, 1st Floor. Lease terms include CAM.
Hammonia 1700 E. Las Olas Blvd. Ft. Lauderdale, FL 33301	Office/ Class "A" Building	1986	3,365 SF Divisible	\$16.00	\$28,000.00	NNN	\$28,000.00	Yes	Yes	2 years	Free standing bldg, 1st Floor. Lease terms include CAM.
5353 Building 6353 N. Federal Highway Ft. Lauderdale, FL 33308	Office/Class "B" Building	1974	11,079 SF Divisible	\$24.00	\$42,000.00	NNN	\$42,000.00	Yes	Yes	3 years	Free standing bldg, 1st Floor. Lease terms include CAM.

Building Class

- A - These buildings represent the highest quality buildings in their market. They are generally the best looking buildings with the best construction, and possess high quality building infrastructure. Class A buildings also are well-located, have good access, and are professionally managed. As a result of this, they attract the highest quality tenants and also command the highest rents.
- B - This is the next notch down. Class B buildings are generally a little older, but still have good quality management and tenants. Often times, value-added investors target these buildings as investments since well-located Class B buildings can be returned to their Class A glory through renovation such as façade and common area improvements. Class B buildings should generally not be functionally obsolete and should be well maintained.
- C - The lowest classification of office building and space is Class C. These are older buildings (usually more than 20 years), and are located in less desirable areas and are in need of extensive renovations. Architecturally, these buildings are the least desirable and building infrastructure and technology is out-dated. As a result, Class C buildings have the lowest rental rates, take the longest time to lease, and are often targeted as redevelopment opportunities.

Definitions - **Triple Net Lease** - referred to as "**NNN**" (in a **triple net lease**), represents the three major "net" costs: property taxes, property insurance and common area maintenance (CAM).

Modified Gross Lease, referred to where all (or part) of the above nets are included as part of the base rent.

Full Service Lease, referred to where the base rent, the nets, electrical, and janitorial are included in one price per square foot lease rate.