

Cost Analysis Matrix											
Site Name: THE WORD OF THE LIVING GOD MINISTRIES, INC., 149 NW 26th Ave., Pompano Beach, FL 33069											
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 149 NW 26th Ave., Pompano Beach, FL 33069	Office/Class "B" Building	2005	2,645 SF	\$10.9712	\$29,019.00	N/A	\$29,019.00	Yes	Yes	1 year	Free standing bldg, 1st Floor. Lease terms include CAM.
Andrews Center 3400 N. Andrews Ave. Ext. Pompano Beach, FL 33064	Office/Class "B" Building	2004	2,633 SF	\$11.00	\$28,963.00	NNN	\$28,963.00	Yes	Yes	1-3 years	Free standing bldg, 1st Floor. Lease terms include CAM.
Bilu Properties, Inc. Palm Aire Plaza 2710-2712 W. Atlantic Blvd. Pompano Beach, FL 33069	Office/Class "B" Building	N/A	4,770 SF	\$10.00	\$47,700.00	NNN	\$47,700.00	Yes	Yes	3-5 years	Space part of office/medical plaza 242 parking spaces centrally located.
Tristar Building 1441 SW 12th Ave. Pompano Beach, FL 33069	Office/Class "C" Building	1973	2,400 SF	\$12.00	\$28,800.00	Modified gross, does not include property taxes.	\$28,800.00	Yes	Yes	2-3 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.