

Cost Analysis Matrix											
Site Name: FLORIDA COMPUTER PARTNERS, LLC, 7875 Pines Boulevard, Suite 101, Pembroke Pines, FL 33024											
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 Per Square Foot	Annual Operating Expenses Per Square Foot	Total Annual Lease Cost	Parking Availability	ADA Compliance Y/N	Rental Terms	Comments
Subject Site 7875 Pines Blvd., Suite 101, Pembroke Pines, FL 33024	Strip Center, Class "B"	1974	1,343 SF	\$22.93	\$16.58	\$6.35	\$30,794.98	Yes	Yes	1 year	Retail Bay in Strip Center
Big Lots Plaza 7900 -7990 Pines Blvd. Pembroke Pines, FL 33027	Retail/ Business Center Class B	2005 renovated in 2011	1,443 SF	\$18.00	N/A	Triple Net NNN	\$25,974.00	Yes	Yes	1-3 years	100,000 VPD neighborhood center
Sedano's Plaza 17001-17199 Pines Blvd. Pembroke Pines, FL 33027	Retail/ Business Center Class B	2008 renovated	2,400 SF	\$20.00	N/A	Triple Net NNN	\$48,000.00	Yes	Yes	1-3 years	Neighborhood center restaurants/banking
Pembroke Lakes Square 11045 Pines Blvd. Pembroke Pines, FL 33026	Retail/ Business Center Class B	2009 renovated 2010	One Unit 2,000 SF	\$40.00	N/A	Triple Net NNN	\$80,000.00	Yes	Yes	3 years	Neighborhood center Home Depot, farmers market

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.