

COST ANALYSIS MATRIX (2021-2022)											
SITE NAME: McNICOL MS ADMINISTRATIVE ANNEX, 1405 S. 28TH AVENUE, HOLLYWOOD, FLORIDA 33020											
Site Location	Building Type/Class	Year Built	Total Rentable Square Foot	Annual Rental Cost Per Square Foot	Annual Base Rent	Annual Operating Expenses	Total Annual Lease Cost	Parking Availability	ADA Compliance Y/N	Rental Terms	Comments
Subject Rental Site											
1 McNicol MS Aministrative Annex 1405 S. 28th Avenue Hollywood, FL 33020	Office Space	1967	7,434	\$13.50	\$100,359.00	\$13,455.54	\$113,814.54	Yes	Yes	Five Years	Administrative Bldg used as City of Hollywood Parks & Recreation Office
Comparable Rental Sites											
2 310-320 NE 1st Avenue Hallandale, FL 33309	Office /2 Star Rating	1962	7,200	\$10.00	\$72,000.00	NNN	\$83,448.00	Yes	N/A	Three Years	Triple Net Lease ("NNN")-In addition to rental fee, tenant is responsible for payment of utilities, insurance, maintenance, and property taxes. Annual Operating Expense reflex the annual base rent plus taxes only, and does not include additional expenses that may apply. Taxes for 2020 was \$11,448 (\$1.59/square foot).
3 1942 Harrison Street, Hollywood, FL 33020	Office-Retail /2 Star Rating	1952	5,775	\$12.00	\$69,300.00	NNN	\$94,017.00	No	Yes	Five Years	Triple Net Lease ("NNN")-In addition to rental fee, tenant is responsible for payment of utilities, insurance, maintenance, and property taxes. Annual Operating Expense reflex the annual base rent plus taxes only, and does not include additional expenses that may apply. Taxes for 2020 was \$24,717 (\$4.28/square foot).
3 611 S. 21st Avenue 1st Floor, Hollywood, FL 33020	Office/2 Star Rating	1957	5,200	\$12.00	\$62,400.00	NNN	\$75,348.00	No	N/A	Three Years	Triple Net Lease ("NNN")-In addition to rental fee, tenant is responsible for payment of utilities, insurance, maintenance, and property taxes. Annual Operating Expense reflex the annual base rent plus taxes only, and does not include additional expenses that may apply. Taxes for 2020 was \$12,948 (\$2.49/square foot).
4 2450 Hollywood Boulevard, 4th Floor, Hollywood, FL 33020	Office /2 Star Rating	1973	5,201	\$20.00	\$104,020.00	MG	\$104,488.09	Yes	N/A	Varies	Modified Gross Lease- In addition to rental fee tenant pays some additional expenses (either utilities, insurance and/or taxes). Annual Operating Expense reflex the annual base rent plus taxes only, and does not include additional expenses that may apply. Taxes for 2020 was \$468.09 (\$.09/square foot).
AVG				\$13.50							

Note:

- 1 **Average (AVG) based on lease comparables No. 2-4.**
- 2 **The subject site Rental Square Footage, Annual Rental Cost Per Square Foot, Annual Base Rent and Annual Operating Expenses dollar amounts are based on the proposed lease agreement currently before you for approval.**