

Marcus & Millichap

BANK OF AMERICA PLAZA
 901 South State Road Seven
 Hollywood, FL 33023



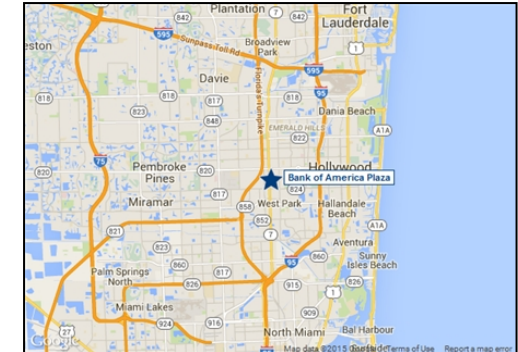
OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

- ◆ Centrally Located
- ◆ Solid Anchor Tenant
- ◆ Significant Occupancy Upside
- ◆ Well Maintained Property
- ◆ Additional Development Opportunity
- ◆ Excellent Visibility
- ◆ Ample Parking

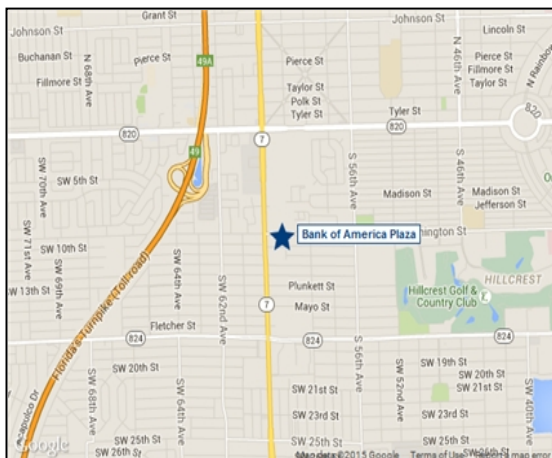
Price*	\$5,540,000
Down Payment	(100%) \$5,540,000
Rentable SF	33,268
Price Per Rentable SF	\$166.53
Year Built	1968/1995
Parcel Size	206,324
Cap Rate - Current	4.01%
Cap Rate - Pro Forma	5.59%
Total Return - Current	4.01%
Total Return - Pro Forma	5.59%

***Pricing based on the value of the building, which is \$3.2Million (\$96.19/SF) plus the additional 117,000 SF of land valued at \$2.34 Million (\$20/SF). Total price is \$5,540,000.**



Listed by:

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INVESTMENT OVERVIEW

Marcus & Millichap is proud to present the Bank of America Plaza, a Class B turnkey office building with approximately 33,270 square feet of office space located on the east side of North State Road seven, just south of Washington Street. The property is just two blocks from the Florida Turnpike and minutes from I-95, providing easy access to downtown Fort Lauderdale, North Miami, and Downtown Miami.

Bank of America Plaza is located in the Hollywood office submarket. Significant upside in occupancy and rental income coupled with an excellent credit anchor tenant create a solid investment opportunity. The property also has ample parking and was renovated in 1995. Additional development may be possible on an adjacent parcel of land with approximately 117,000 square feet.

This office building has been exceptionally maintained and provides professional curb appeal, high visibility signage opportunities and ample parking spaces. The interior has a combination of private offices and open floor space allowing for a range of uses and easy reconfiguration. It would be ideal for professional owner-users such as engineering, design, insurance, accountants, architects, law firms and medical office users or as an investment opportunity.

901 NORTH STATE ROAD SEVEN • HOLLYWOOD, FL 33023

OPERATING DATA

Income	Current	Pro Forma
Base Rent		
Occupied Space	\$592,467	\$755,360
Gross Potential Rent	\$592,467	\$755,360
Gross Potential Income	\$592,467	\$755,360
Vacancy/Collection Allowance		10% / \$75,536
Effective Gross Income	\$592,467	\$679,824
Total Expenses	\$370,320	\$370,320
Net Operating Income	\$222,147	\$309,504
Total Return	4.01% / \$222,147	5.59% / \$309,504

MAJOR TENANTS

- ◆ Bank of America

EXPENSES

Real Estate Taxes	\$105,671	\$105,671
Insurance	37,016	37,016
Utilities	127,021	127,021
Repairs & Maintenance	34,009	34,009
Management Fee	28,908	28,908
Cleaning	17,810	17,810
Landscaping	6,594	6,594
Garage/Parking Lot	320	320
Security	305	305
General & Administrative	12,666	12,666
Total Expenses	\$370,320	\$370,320
Expenses per SF	\$11.13	\$11.13



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