



**1400 EAST OAKLAND PARK
BOULEVARD
OAKLAND PARK, FL 33334**

OFFERING SUMMARY

Price	\$3,336,000
Down Payment	All Cash
Rentable SF	24,344
Year Built	1972
Lot Size	1.09 acre(s)
Price/SF	\$137.04

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	6.01%	8.15%
Net Operating Income	\$200,532	\$271,889
Net Cash Flow After Debt Service	\$200,532	\$271,889
Total Return	6.01% / \$200,532	8.15% / \$271,889



INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Ample Parking
- Excellent Value-Add Opportunity
- One-Mile West of Coral Ridge Mall
- Located Directly on E Oakland Park Blvd, Which has Traffic Counts of Over 37,000 VPD
- Easy Access to I-95, N Federal Highway and the Fort Lauderdale International Airport

EXCLUSIVELY LISTED BY:

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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$380,976	\$15.65	\$505,044	\$20.75
Potential Gross Revenue	\$380,976	\$15.65	\$505,044	\$20.75
General Vacancy			(\$50,504)	(\$2.07)
Effective Gross Income	\$380,976	\$15.65	\$454,540	\$18.67

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$114,610	\$4.71	\$114,610	\$4.71
Real Estate Taxes	\$54,405	\$2.23	\$54,405	\$2.23
Management Fee	\$11,429	\$0.47	\$13,636	\$0.56
Total Expenses	\$180,444	\$7.41	\$182,651	\$7.50

	NET OPERATING INCOME			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Net Operating Income	\$200,532	\$8.24	\$271,889	\$11.17