



TRANS CAPITAL BANK BUILDING
2100 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

OFFERING SUMMARY

Price	\$18,500,000
Down Payment	All Cash
Rentable SF	44,788
Year Built	1970
Lot Size	1.97 acre(s)
Price/SF	\$413.06

PROPERTY INVESTMENT SUMMARY

	CURRENT
CAP Rate	3.35%
Net Operating Income	\$620,260
Net Cash Flow After Debt Service	\$452,126
Total Return	2.44% / \$452,126



INVESTMENT HIGHLIGHTS

- Stabilized Medical Office Building Offering A Unique Redevelopment Opportunity
- 350 Feet Of Prime Frontage On East Hallandale Beach Blvd.
- Adjacent To The Diplomat Golf Course's \$650M Project
- Located Minutes From The Beach, Gulfstream Park, US-1, And Interstate-95
- Hallandale Beach Represents Nearly 10% Of The Tri-County Area's Planned Projects

EXCLUSIVELY LISTED BY:

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REVENUE		
	CURRENT	\$/SF
Scheduled Base Rent	\$1,244,125	\$27.78
Expense Reimbursement Income	\$8,340	\$0.19
Potential Gross Revenue	\$1,252,465	\$27.96
General Vacancy	(\$43,308)	(\$0.97)
Effective Gross Income	\$1,209,157	\$27.00

EXPENSES		
CAM	\$252,721	\$5.64
Real Estate Taxes	\$275,550	\$6.15
Insurance	\$24,351	\$0.54
Management Fee	\$36,275	\$0.81
Total Expenses	\$588,897	\$13.15

NET OPERATING INCOME		
Net Operating Income	\$620,260	\$13.85