



**CYPRESS CREEK PROFESSIONAL BUILDING**  
**2001-2005 WEST CYPRESS CREEK ROAD**

**OFFERING SUMMARY**

Price	\$7,400,000
Down Payment	All Cash
Rentable SF	49,867
Year Built	1975/1985
Lot Size	3.68 acre(s)
Price/SF	\$148.39

**PROPERTY INVESTMENT SUMMARY**

	CURRENT	PRO FORMA
CAP Rate	7.18%	8.31%
Net Operating Income	\$531,210	\$614,577
Net Cash Flow After Debt Service	\$531,210	\$614,577
Total Return	7.18% / \$531,210	8.31% / \$614,577



**INVESTMENT HIGHLIGHTS**

- Stabilized Office Building Complex With A Diverse Tenant Base
- Historically High Occupancy In A High Barrier To Entry Submarket
- Great Exposure With Excellent Visibility

**EXCLUSIVELY LISTED BY:**

Alex D. Zylberglait  
 Senior Managing Director Investments  
 Senior Director, National Office and  
 Industrial Properties Group  
 Tel: (786) 522-7000  
 License: FL BK3015211  
[alex.zylberglait@marcusmillichap.com](mailto:alex.zylberglait@marcusmillichap.com)  
[www.marcusmillichap.com/AlexDZylberglait](http://www.marcusmillichap.com/AlexDZylberglait)

**CYPRESS CREEK PROFESSIONAL BUILDING**  
**2001-2005 WEST CYPRESS CREEK ROAD**  
**FORT LAUDERDALE, FL 33309**



REVENUE				
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$789,225	\$15.83	\$921,232	\$18.47
Expense Reimbursement Income	\$25,688	\$0.52	\$25,688	\$0.52
Miscellaneous Income	\$131		\$131	
Potential Gross Revenue	\$815,045	\$16.34	\$947,051	\$18.99
General Vacancy			(\$46,062)	(\$0.92)
<b>Effective Gross Income</b>	<b>\$815,045</b>	<b>\$16.34</b>	<b>\$900,990</b>	<b>\$18.07</b>

EXPENSES				
	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$113,440	\$2.27	\$113,440	\$2.27
Real Estate Taxes	\$118,823	\$2.38	\$118,823	\$2.38
Insurance	\$27,120	\$0.54	\$27,120	\$0.54
Management Fee	\$24,451	\$0.49	\$27,030	\$0.54
<b>Total Expenses</b>	<b>\$283,834</b>	<b>\$5.69</b>	<b>\$286,413</b>	<b>\$5.74</b>

NET OPERATING INCOME				
	CURRENT	\$/SF	PRO FORMA	\$/SF
<b>Net Operating Income</b>	<b>\$531,210</b>	<b>\$10.65</b>	<b>\$614,577</b>	<b>\$12.32</b>