



CYPRESS CREEK PROFESSIONAL BUILDING
2001-2005 WEST CYPRESS CREEK ROAD

OFFERING SUMMARY

Price	\$7,400,000
Down Payment	All Cash
Rentable SF	49,424
Year Built	1975/1985
Lot Size	3.68 acre(s)
Price/SF	\$149.72

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	7.04%	7.51%
Net Operating Income	\$521,290	\$555,558
Net Cash Flow After Debt Service	\$521,290	\$555,558
Total Return	7.04% / \$521,290	7.51% / \$555,558



INVESTMENT HIGHLIGHTS

- Stabilized Office Building Complex With A Current Return Of 7%
- Historically High Occupancy In A High Barrier To Entry Submarket
- Great Exposure With Excellent Visibility

EXCLUSIVELY LISTED BY:

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



	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$762,290	\$15.42	\$886,241	\$17.93
Expense Reimbursement Income	\$19,616	\$0.40	\$19,616	\$0.40
Miscellaneous Income	\$131		\$131	
Potential Gross Revenue	\$782,037	\$15.82	\$905,988	\$18.33
General Vacancy			(\$88,624)	(\$1.79)
Effective Gross Income	\$782,037	\$15.82	\$817,364	\$16.54

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$113,440	\$2.30	\$113,440	\$2.30
Real Estate Taxes	\$96,726	\$1.96	\$96,726	\$1.96
Insurance	\$27,120	\$0.55	\$27,120	\$0.55
Management Fee	\$23,461	\$0.47	\$24,521	\$0.50
Total Expenses	\$260,747	\$5.28	\$261,807	\$5.30

	NET OPERATING INCOME			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Net Operating Income	\$521,290	\$10.55	\$555,558	\$11.24