



SHOPPES OF HILLSBORO
2201-2265 WEST HILLSBORO BOULEVARD
DEERFIELD BEACH, FL 33442

OFFERING SUMMARY

	CURRENT	PRO FORMA
Price	\$14,500,000	
Down Payment	53.4% / \$7,743,250	
Loan Amount	\$6,825,000	
Loan Type	Existing	
Interest Rate / Amortization	3.90% / 30 Years	
Gross Leasable Area	61,456	
Price/SF	\$235.94	
Occupancy	100%	
Year Built	1992	
Lot Size	7.33 acre(s)	
CAP Rate	6.55%	13.12%
Net Operating Income	\$950,272	\$1,902,374
Net Cash Flow After Debt Service	\$479,686	\$1,399,288
Total Return	7.37% / \$570,957	19.7% / \$1,525,203



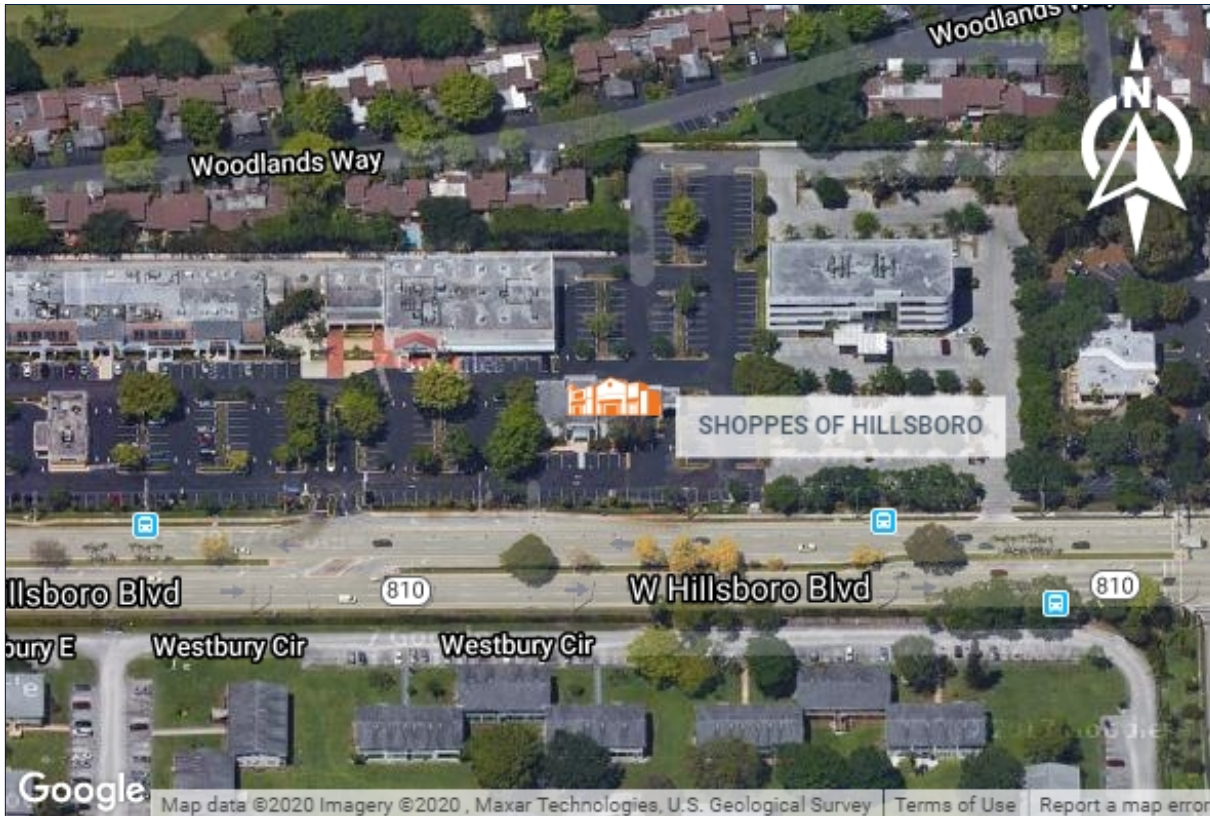
INVESTMENT HIGHLIGHTS

- Retail Strip With 61,456 Rentable Square Feet And 6.55% Current Cap Rate
- Occupancy Of 96% With Leases Including 3% Annual Increases And Lease Renewal Options
- Diverse Tenant Base Including Medical, Financial, Food Service, And Sundry Retail
- Strategically Located Near Sawgrass Expressway, US-1, Florida's Turnpike, And US-441

EXCLUSIVELY LISTED BY:

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REVENUE		
	CURRENT	PRO FORMA
Base Rental Revenue	\$1,037,996	\$1,393,694
Reimbursement Income	\$368,184	\$582,841
Miscellaneous Income		
Potential Gross Revenue	\$1,406,180	\$1,976,535
General Vacancy	(\$15,080)	(\$74,161)
Effective Gross Revenue	\$1,391,100	\$1,902,374

EXPENSES	
CAM	\$440,828
Insurance	
Real Estate Taxes	
Management Fee	
Total Expenses	\$440,828

NET OPERATING INCOME		
Net Operating Income	\$950,272	\$1,902,374

MAJOR TENANTS	
Tenants	