

 **1212 E BROWARD BLVD**
1212 E BROWARD BLVD
FORT LAUDERDALE, FL 33301

OFFERING SUMMARY

Price	\$4,200,000
Down Payment	All Cash
Rentable SF	14,174
Year Built	1987
Lot Size	0.44 acre(s)
Price/SF	\$296.32

PROPERTY INVESTMENT SUMMARY

	PRO FORMA
CAP Rate	5.01%
Net Operating Income	\$210,494
Net Cash Flow After Debt Service	\$210,494
Total Return	5.01% / \$210,494



INVESTMENT HIGHLIGHTS

- Exceptionally Maintained Three-Story Office Building Consisting Of 14,174 Rentable SF
- Ideal Investment Opportunity For An Owner/User Or Investor
- Upside In Leasing And Management
- Multiple Permitted Uses Including Professional Offices, Medical, And Dental
- Private Offices And Open Floor Space Allowing For A Wide Range Of Uses
- Direct Frontage On East Broward Blvd Which Has High Traffic Counts Of Over 30,000 VPD

EXCLUSIVELY LISTED BY:

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REVENUE		
	PRO FORMA	\$/SF
Scheduled Base Rent	\$375,165	\$26.47
Expense Reimbursement Income	\$11,086	\$0.78
Potential Gross Revenue	\$386,250	\$27.25
General Vacancy	(\$37,516)	(\$2.65)
Effective Gross Income	\$348,734	\$24.60

EXPENSES		
CAM	\$48,569	\$3.43
Real Estate Taxes	\$70,771	\$4.99
Insurance	\$8,438	\$0.60
Management Fee	\$10,462	\$0.74
Total Expenses	\$138,240	\$9.75

NET OPERATING INCOME		
Net Operating Income	\$210,494	\$14.85