

 **5950 BUILDING**
5950 WEST OAKLAND PARK
BOULEVARD
LAUDERHILL, FL 33313

OFFERING SUMMARY

Price	\$4,200,000
Down Payment	All Cash
Rentable SF	41,070
Year Built	1980
Lot Size	1.43 acre(s)
Price/SF	\$102.26

PROPERTY INVESTMENT SUMMARY

	PRO FORMA
CAP Rate	8.52%
Net Operating Income	\$357,910
Net Cash Flow After Debt Service	\$357,910
Total Return	8.52% / \$357,910



INVESTMENT HIGHLIGHTS

- Three-Story Office Building Consisting Of 41,070 Rentable Square Feet
- Tremendous Upside To Increase Occupancy In A Competitive Rental Market
- Professional Tenant Mix Including A Nursing School And Physical Therapist
- Excellent Signage Opportunity, Ample Parking, And Professional Curb Appeal
- Close Proximity To Florida's Turnpike, Sawgrass Expressway, and I-95
- Direct Frontage On West Oakland Park Blvd Which Has Traffic Counts Of Over 52,500

EXCLUSIVELY LISTED BY:

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REVENUE		
	PRO FORMA	\$/SF
Scheduled Base Rent	\$692,364	\$16.86
Miscellaneous Income	\$22,218	
Potential Gross Revenue	\$714,582	\$17.40
General Vacancy	(\$69,236)	(\$1.69)
Effective Gross Income	\$645,346	\$15.71

EXPENSES		
CAM	\$164,280	\$4.00
Real Estate Taxes	\$83,260	\$2.03
Insurance	\$20,535	\$0.50
Management Fee	\$19,360	\$0.47
Total Expenses	\$287,435	\$7.00

NET OPERATING INCOME		
Net Operating Income	\$357,910	\$8.71