

FOR SALE

Long Term Covered Land
Redevelopment

1100 W McNab Rd
Fort Lauderdale, FL 33309



EXECUTIVE SUMMARY

1100 W McNab Rd, Fort Lauderdale, FL 33309

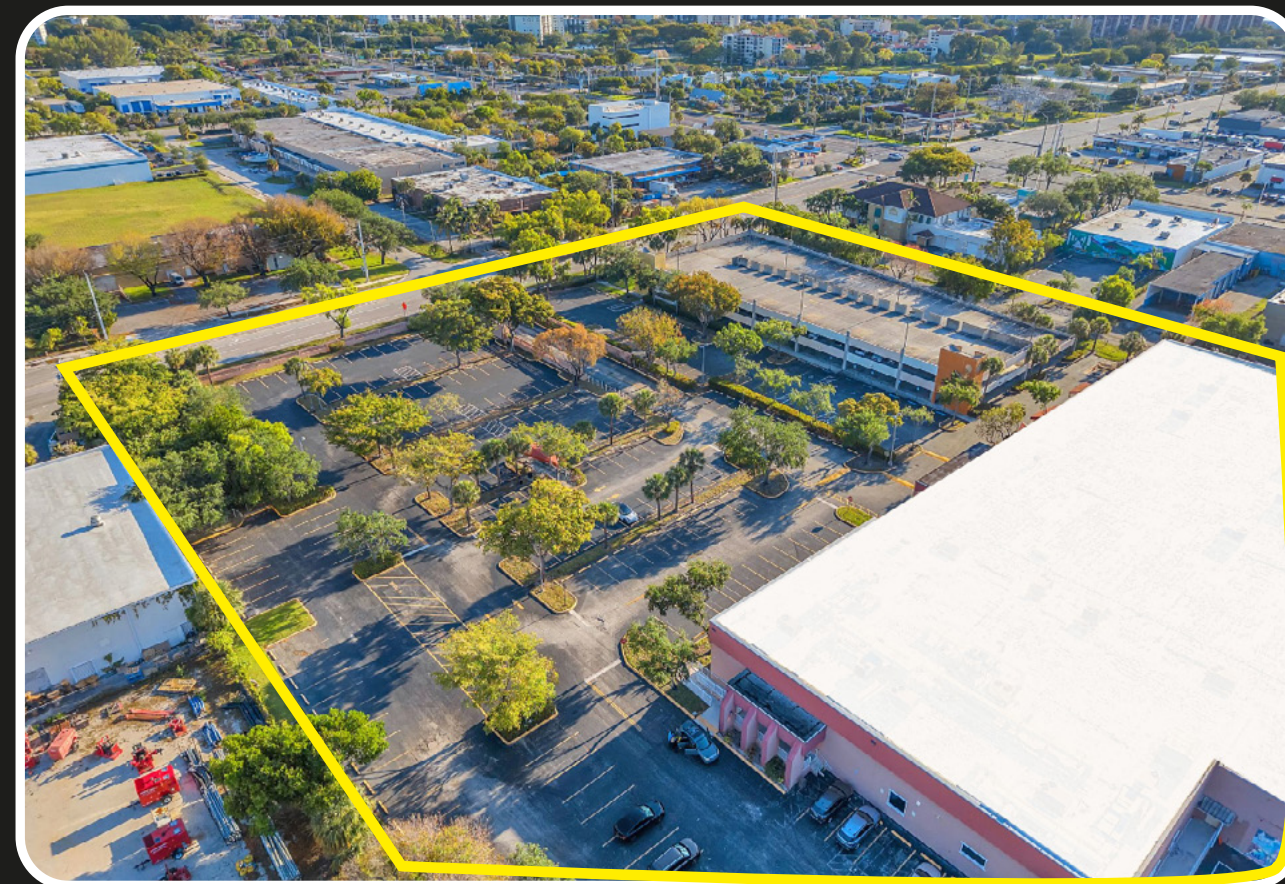
1100 W McNab encompasses 82,584 of Gross Leaseable Area on 6.85 acres along McNab Road, just west of Powerline Road, within Pompano Beach's Gateway Industrial area. Originally constructed as a warehouse in 1971, the property underwent significant renovations in 2015, coinciding with a lease agreement with ChildNet. The upgrades, totaling over \$1.5 million, included the installation of impact-resistant glass windows, roof sealing, both interior and exterior improvements, access control systems, security cameras, and customized enhancements for the tenant.

In addition to the main office building, the property includes a three-story parking garage with 237 spaces, increasing the total parking capacity to 525—providing an impressive ratio of more than six spaces per 1,000 square feet. The facility is also outfitted with a 100kW diesel generator, capable of powering the entire building for over a week.

Spanning nearly 7 acres of Industrial-zoned land, this property features approximately 500 feet of frontage along W. McNab Road, located within the Gateway Industrial Center. The site also includes several acres of undeveloped land, presenting a prime opportunity for small bay warehouse development or other light industrial uses.

PROPERTY HIGHLIGHTS

ASKING PRICE	\$22,500,000
GLA	82,584
TOTAL BUILDING SF	133,101 SF (Parking Garage included)
LAND	298,314 SF / 6.85 Acres
TENANT	Child Net (https://www.childnet.us/)
Total Gross Income	\$1,780,877.93
ZONING	I - GENERAL INDUSTRIAL



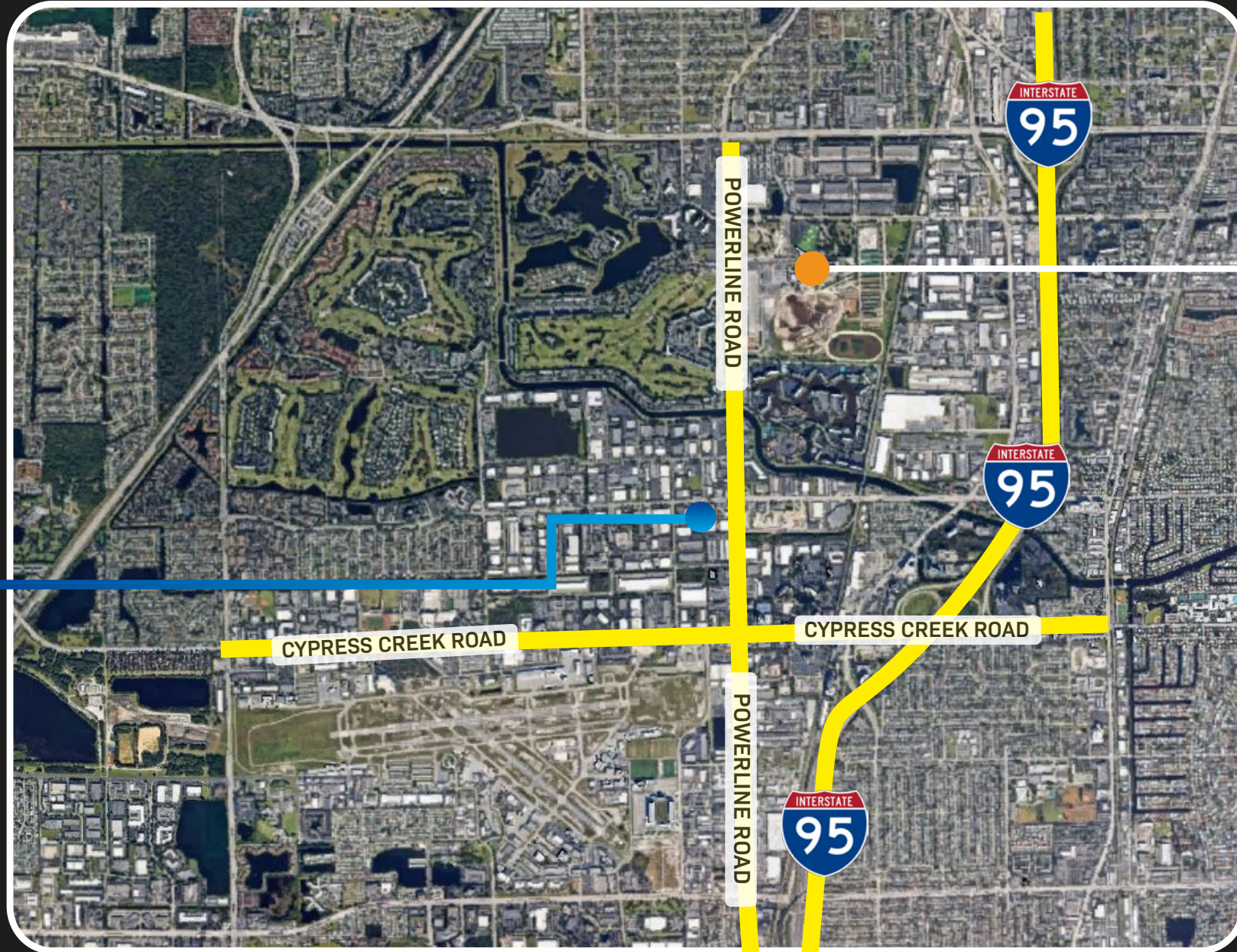
**Opportunity for an existing investor to develop the outparcels with a tenant on-site. The tenant is open to allowing development of the outparcels, provided the developer agrees to accommodate the tenant's needs. This may include improvements such as landscaping and creating new access points to the property.*

LOCATION MAP



SUBJECT SITE

1100 W McNab Rd,
Fort Lauderdale
FL 33309



THE PUMP
+ HARRAH'S
POMPANO
BEACH CASINO

POMPANO BEACH: A CITY ON THE RISE

Upcoming Developments

THE POMP

The Cordish Companies and Caesars, Inc. are partnering to develop a world-class, mixed-use hospitality destination in Pompano, FL. Located 35 miles north of Miami and less than 10 miles north of Fort Lauderdale.

In May 2023 The Cordish Companies and Caesars Entertainment announced their Pompano Beach development, The Pomp, will be anchored by a dynamic Live! dining and entertainment district. The 223-acre project is one of the largest developments in South Florida. Once complete, The Pomp will bring together nationally acclaimed concepts Sports & Social and PBR Cowboy Bar, entertainment, dining, hotel, retail, residential, office and lifestyle amenities, alongside the successful Harrah's Pompano Beach casino, in one world-class destination.

The development's name, The Pomp, honors the local history and pays homage to the beloved former Pompano Park racetrack located on the project site. With the newly remodeled and rebranded Harrah's Pompano Beach and Live! entertainment anchor at its core, The Pomp will feature 1.3 million square feet of retail and entertainment space, 4,000 luxury residential units, two hotels and 1.35 million square feet of Class A office space upon completion.

The Pomp represents one of the most dynamic opportunities for placemaking in the United States. There is no comparable development in South Florida that combines casino gaming with best-in-class entertainment, retail, dining, hotel, residential, office and lifestyle amenities into one dynamic destination.



POMPANO BEACH: A CITY ON THE RISE

Upcoming Developments

Florida Indoor Tennis

Planning Description: Request for Plat approval in order to build a 2-story sports recreational building on 5 acres.

Proposed Project: Two-story racket sports recreational building, totaling 57,646 SF. Includes a 8,254 SF Clubhouse. 64 Total Parking Spaces.

The Oaks at Palm Aire (Proposed), Pompano Beach, FL

Major Site Plan: Review request that would make way for a proposed 216-unit multi-family residential development on 10.34 acres of land.

Proposed Project: 216-unit multi-family residential in two 2-story carriage-style buildings and five 5-story apartment buildings on 10.34 acres for a du/ac of 27.66. Apartment buildings (two types) are 54'-4" and 53'-8" in height. Total gross building area of 265,541 SF (257,372 SF residential, 8,169 SF clubhouse, 2,874 SF detached garages). Amenities include pool, small park, and play area. 491 parking spaces (273 surface, 44 garage, 174 golf). Unit mix: 106 one-bedroom, 92 two-bedroom, 18 three-bedroom. Note: some units may be reserved for moderate income.

Criterion Outdoor Storage (Proposed) 2900 W Sample Rd, Pompano Beach, FL 33069

Proposed Project: Request to construct a two-story office building and one-story warehouse building with an attached canopy, associated parking, loading, truck parking area, landscaping, and outdoor storage area on 10.36 acres.

Project Description: 50,164 SF industrial and office on 10.36 acres. Office: one 2-story building totaling 9,160 SF; Warehouse: one single-story building totaling 45,584 SF. To include attached canopy, loading, and outdoor storage. 93 parking spaces.



FINANCIAL ANALYSIS

LEASE ABSTRACT

Landlord	82 HOLDINGS LLC
Tenant	ChildNet, Inc. (Florida not-for-profit corporation)
Original Lease Date	December 4, 2014
Current Lease Expiration	February 22, 2025
Extension Term	February 22, 2025 – February 21, 2030 (First Extension Term)

** Expense Assumption Based on Sale.*

RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	
Year 7	\$1,613,434.10	\$134,452.84	
Year 8	\$1,653,775.90	\$137,814.66	
Year 9	\$1,695,090.90	\$141,257.58	
Year 10	\$1,737,517.50	\$144,793.13	
Year 11	\$1,737,517.50	\$144,793.13	Februray 2025 - February 2026
Year 12	\$1,780,877.93	\$148,406.49	February 2026 - February 2027
Year 13	\$1,825,329.88	\$152,110.82	February 2027 - February 2028
Year 14	\$1,870,900.63	\$155,908.39	February 2028 - February 2029
Year 15	\$1,917,718.15	\$159,809.85	February 2029 - February 2030

FINANCIAL ANALYSIS CONTD.

5-YEAR CASH FLOW - CASH ON CASH EQUITY

1100 W MCNAB RD POMPANO BEACH, FL 33069

GLA	82,584
TOTAL BUILDING SF	133,101
LAND SF	298,314
ACRES	6.85
GROSS INCOME	\$1,780,877.93
LEASE TYPE	Gross
ZONING	I (Industrial)

OPERATING EXPENSES *

Property Taxes (re-assessed)	\$390,000.00
Insurance	\$200,000.00
TOTAL	\$590,000.00

5 YEAR BLENDED NOI

25/26 NOI	\$1,147,517.50
26/27 NOI	\$1,190,877.93
27/28 NOI	\$1,235,329.88
28/29 NOI	\$1,280,900.63
29/30 NOI	\$1,327,718.15
Blended NOI	\$1,236,468.82

CAP % Rate Range

5%	\$24,729,376.36
5.25%	\$23,551,787.01
5.50%	\$22,481,251.24
5.75%	\$21,503,805.53

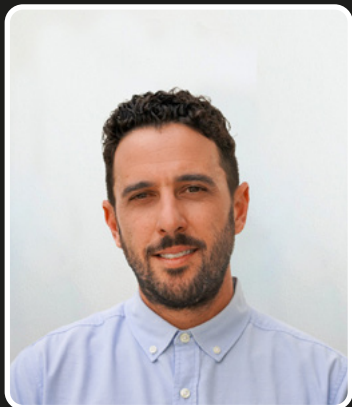
**Expense Assumption Based on Sale.*

SALES COMPARABLES

ESTIMATION OF SUBJECT SITE VALUE

Criteria	Avg Price/SF	Estimated Site Value	
Based on average of all sales (on land)	\$83	\$24,771,022	
Based on average of all sales (on bldg)	\$215	\$17,745,899	
Value Based on Comps		\$21,258,460	\$ 257.42 on the building

SALES TEAM



ADRIANO SALUCCI - Vice President, Investment Sales

Adriano Salucci serves as the Vice President of Investment Sales at Apex Capital Realty, bringing over 15 years of experience in the commercial real estate industry.

He plays a key role in recruiting and managing the Apex sales team, while also having successfully closed over \$120 million in sales and leases over the past five years. His primary focus has been on development sites across Florida, particularly in Miami.



MIGUEL PINTO - Founder/CEO

Miguel Pinto is a renowned figure in the world of commercial real estate, with an impressive ability to identify market opportunities before they arise. His expertise has earned him a reputation as one of the industry's leading brokers, with recognition from top investors, banking institutions, equity advisors, and other top brokers.

Miguel's success is reflected in his outstanding track record of closing a vast number of transactions, totaling over \$1.5 billion. In acknowledgment of his in-depth industry knowledge and remarkable ability to secure competitive deals, Miguel was honored with the title of South Florida Business Journal's Power Broker for both 2022 and 2023.

Miguel's dedication to mentorship and belief in its importance in unlocking the potential of the South Florida community is evident through his active involvement in the Real Estate Council at FIU's Tibor & Shelia Holo School of Real Estate. As a council member, Miguel provides valuable mentorship to students, helping to shape the future of the Real Estate program.

