

Professional Office 2,206 SF
Reception Area & 6 Offices



6780 TAFT ST

HOLLYWOOD, FLORIDA

OFFER MEMORANDUM

PeterDacko

Media Realty & Advisors

954-923-2325

954-232-7714

PDacko@MediaRealty.net

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TABLE OF CONTENTS

Media Realty

Market Report

Subject Property

Rent Survey

Peter Dacko
Executive Managing Director

954.923.2325
954.232.7714

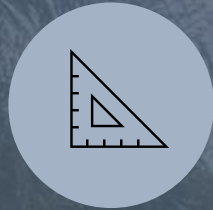
PDacko@MediaRealty.net
License FL BK0600065

List Price
\$950,000

Executive Summary



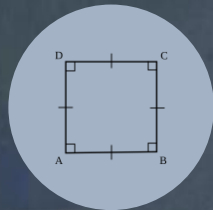
ASKING PRICE
\$950,000



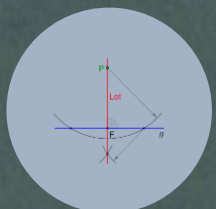
PRICE SQ FT
\$430/SF BLDG.



YEAR BUILT
1966



ADJ SF
2206



LOT SIZE
7749



PARKING
9 SPACES
4.5/1000 SF

This opportunity presents a prime office property in the bustling West Hollywood corridor, a dynamic area rich in small businesses with a strong concentration in healthcare. Nearby hospitals, clinics, and medical offices—including the prominent Memorial Regional Hospital—make this location an ideal choice for healthcare and service professionals looking to tap into the area's demand.

West Hollywood offers a strategic location with close ties to the larger Fort Lauderdale metro area. Residents and professionals alike benefit from convenient commutes to Fort Lauderdale while enjoying Hollywood's relatively affordable housing options. Adding to the appeal, the Hard Rock Casino, a premier destination attracting millions annually, bolsters Hollywood's tourism revenue and brings a vibrant flow of visitors and economic activity right to this neighborhood.

The property boasts 2,206 adjusted square feet that feels even more spacious, with a thoughtful layout that includes six sizable offices, a glass-enclosed reception area, an ADA-compliant restrooms, and a fully-equipped breakroom/kitchen. Meticulously maintained, the interior exudes a professional aesthetic, perfect for various professional, medical, or service uses. Zoned O-1 and positioned near major thoroughfares like State Road 7 and Sheridan Street, this well-priced property is ideally suited for businesses seeking a functional and accessible office space in a growth-driven location.

Building Characteristics & Demographics

Building

Type	Office
Location	Suburban
RBA	2,206 SF
Stories	1
Typical Floor	2,206 SF
Class	C
Building Ht	13'
Year Built	1966
Tenancy	Single Tenant
Parking Spaces	9; 4.5/1,000 SF
Lot Size	7,749 SF
Zoning	O-1
Est. Rent	\$18 - 28/SF

Public Transportation

	Drive	Distance
Sheridan Street Commuter Rail (Tri-County Commuter)	10 min	3.9 mi
Hollywood Commuter Rail (Tri-County Commuter)	10 min	4.6 mi
Fort Lauderdale–Hollywood International Airport	13 min	7.5 mi
Miami International Airport	43 min	27.4 mi

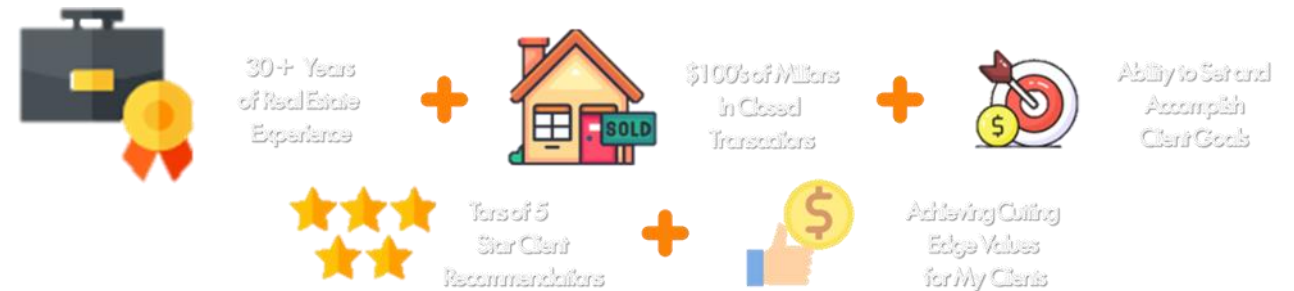
	2 mile	5 mile	10 mile
2024 Population	73,953	418,670	1,507,534
2029 Population Projection	72,301	413,894	1,500,303
Median Age	39	38.8	41
Bachelor's Degree or Higher	21%	25%	30%
2024 Households	24,764	148,658	562,023
2029 Household Projection	24,058	146,392	559,366
Owner Occupied Households	15,052	83,398	313,606
Renter Occupied Households	9,006	62,994	245,759
Avg Household Size	2.8	2.7	2.6
Avg Household Income	\$85,412	\$80,616	\$85,454
Median Household Income	\$65,628	\$61,094	\$61,098
Median Home Value	\$321,696	\$322,088	\$345,776
Median Year Built	1969	1977	1978



- **Healthcare**
- **Service**
- **Sales/Office**
- **Farming**
- **Construction**
- **Production**



WHY PETER DACKO & MEDIA REALTY



Unique selling proposition

Peter Dacko provides an unparalleled level of service and expertise which lends his clients the ability to achieve cutting-edge net returns. This is because Peter Dacko has an extremely unique skill set. Having been employed with the nation's leaders in real estate investment brokerage services, Peter has adapted the methodologies for the disposition for high-net-worth individuals and their assets and has applied it to the mid-core assets class with the greatest of success. Peter also utilizes the best market strategies gleaned from the residential market creating a seamless platform which emphasizes people first followed by strong underwriting, creating and adhering to specific business plans, maintaining a wide area database of investors and producing the best marketing materials which all the guarantees his ability to meet or exceed your expectations.

With the plethora of experience including over 25 years of commercial brokerage experience, owning a portfolio of residential income mid-core properties, principal owner in the South Florida Appraisal House and the owner/broker of Media Realty, Peter is positioned to facilitate any acquisition or disposition transaction large or small because his skill set and a core philosophy that is unique and specific to the mid-core asset class.

In addition to utilizing the various online platforms to provide exposure such as the Multiple Listing Service, LoopNet, Costar, CREXi, and a host of additional online partnerships, Peter has curated an expansive list of investors specific to the mid-core asset class. **This allows for the shotgun as well as a sniper approach to marketing where it's not uncommon to locate the highest and most probable buyer. To put it in perspective it's like having 75,000 snipers all at the same target at the same time.**

MISSION STATEMENT

Media Realty was created in 2004 with the vision that real estate is the one common denominator that binds the neighborhoods to its residential and business communities alike.

Media Realty is a full-service real estate company with a business platform which includes brokerage services, property management, tenant placement services, and other ancillary services such as valuations, highest and best use analysis and tax abatement. Through our commitment of creating and maintaining long term relationships Media Realty is dedicated to reshaping our neighborhoods with best business practices and community involvement.

Media Realty will enable our clients to maximize their net returns by providing the best information which allows our clients to make the most educated decision in a timely manner.

Media Realty offers a unique value proposition no matter which side of the transaction you are on.

MEDIA REALTY SERVICES



Brokerage Services

Our marketing program is a unique action plan, which encompasses many areas of property promotion.



Commercial Real Estate

Media Realty is a full-service real estate company with a business platform which includes brokerage services



Residential Real Estate

Media Realty Residential is our specialized brokerage arm dedicated to assisting principals in residential transactions.



Property Management

Media Realty is committed to building long-term relationships that will enable our clients to maximize



Land & Development Services

As Dade and Broward counties are virtually built out, Media Realty's highest and best use platform



Market Intelligence

As a commitment to the communities in which we serve, Media Realty believes the flow of information should be free-flowing.



Landlord Tenant Representation

Media Realty understands the importance of finding and leasing to tenants who only show the proper credentials.



Valuation Services

Through our affiliate company, The South Florida Appraisal House, we can provide you with various reports



Brokerage Continuum

Transaction Management Media Realty...Average DOM 33 Media Realty...List Price vs. Sale Price 97.01%

LOCATION



FLORIDA

Florida is a major U.S. state as seen in population and employment figures. As of 2018, Florida's estimated population was 20,878,686 according to the ESRI. Among the 50 states, Florida is ranked as the fourth most populous state. Florida is forecasted to have an annual growth rate of 1.41% over the next five years.

The majority of job growth in the next ten years likely will come in the service industry led by new jobs in business services, health care, and government employment. Manufacturing will continue to be a relatively reduced part of the state's economy.

Florida's geography, climate, and location are important reasons for its population and economic growth. Florida's coastline with 1,197 miles along the Atlantic Ocean and Gulf of Mexico is the longest of any state, except Alaska. Temperature variations are mild, and the southern part of the state has a subtropical climate. Florida is strategically located for access to the Caribbean Islands as well as to South and Central America.

SOUTH FLORIDA

South Florida is the tri-county region consisting of Miami-Dade, Broward, and Palm Beach. The metropolitan area stretches from Miami to West Palm Beach, a distance of about 65 miles, and extends 15 to 20 miles west from the Atlantic Ocean. The three counties are the state's three most populous with an estimated population of 6,076,113, as of 2018, and comprised almost one-third of the state's population.

The South Florida region experienced explosive growth starting in the 1950s when air-conditioned homes made round year living more comfortable. Moving forward, the tri-county region is forecasted to grow at a much slower pace than the past 70 years. Per ESRI, the average growth rate is projected to be between 1.05% and 1.25% during the next five years. Population growth has largely been migration from northern U.S. states and Canada as well as South American countries and Caribbean Islands.

Economic growth in South Florida is centered on services and retail trade for tourists, seasonal residents, permanent residents and retirees. Real estate construction has been a strong economic contributor over the past 50 years. South Florida is also known as a major export / import center for trade with South America and as an attractive location for some clean, high-tech industries.

Within this region, a primary trend has been northward movement of population from Miami-Dade County into Broward County, and from Broward County into Palm Beach County. This trend accelerated with the dislocation of residents due to Hurricane Andrew in 1992. The movement continues today as residents seek less traffic congestion in comparison to Miami-Dade County.

INTRODUCTION TO BROWARD COUNTY

Broward County is located along Florida's southeast coast on the Atlantic Ocean to the east and Lake Okeechobee to the west. The county, located between Miami (Dade County) and West Palm Beach (Palm Beach County), is about 200 miles south of Orlando and 300 miles south of Jacksonville.

Broward County, with approximately 1,200 square miles of land area, is one of the largest counties in the United States and is the second largest of Florida's 67 counties. Elevation changes range from 0-20 feet with the average elevation at 15 feet above sea level. The terrain is generally sandy and flat with some gently sloping coastal ridges.

The county's subtropical climate has an average temperature of 74 degrees Fahrenheit. Winters are mild because of the proximity to the warm Gulf Stream currents of the Atlantic Ocean. Prevailing winds are from the east. Average annual rainfall is 62 inches according to the Broward County Office of Urban Planning and Redevelopment.

Broward County contains 31 incorporated municipalities mostly located east of Florida's Turnpike. County government, mainly located within Fort Lauderdale, handles the unincorporated areas. Population growth has put constant pressure on government planning and services.

Land Use Pattern

Broward County has a well-established area of urban development surrounded by conservation areas and Indian reservations. The urban corridor stretches along the eastern portion of the county while the conservation areas and the reservations are located in the middle and western portions of the county.

Several small coastal communities in Broward County were initially developed in the early 1900s. These small cities and towns were separated from each other with agricultural land or vacant land. By about the 1980s, the land was developed and the coastal area become one continuous developed urban / suburban corridor. This corridor now represents continuous development from the municipalities of Hallandale Beach to Deerfield Beach. Few large parcels are available for development in the county. Several eastern coastal areas developed between the 1920s and the 1960s, including Deerfield Beach, Pompano Beach, Fort Lauderdale, Dania Beach and Hollywood and Hallandale Beach, are now experiencing redevelopment and gentrification.

Population

The county has an estimated population of 1,901,425 in 2018 representing about 9% of the state's population. Population growth from 2018 to 2023 is projected at 1.08%, which is less than the state's projected growth rate at 1.41%. The county's comparatively lower future growth rate reflects the county's advanced stage of development and diminishing supply of land available for development.

Economy

Broward County has an employment base comprised mostly of several sectors: Trade, Transportation and Utilities; Professional and Business Services; Education and Health Services; and Leisure and Hospitality. These sectors are geared toward the seasonal and retiree segments that have been large part of the county's population.

Per the Bureau of Labor Statistics, Broward County's labor force consists of over 1,000,000 people. The county's unemployment rate is 3.5% as of the end of 2017, which is less than the State of Florida at 3.7% and United States at 3.9%. Furthermore, the county's employment growth from December 2015 to July 2018 has been 2.3% annually.

Housing

ESRI indicates Broward County has a total of 737,040 households, of which about 52% are owner occupied. Per ESRI, the median home price in Broward County in 2018 is \$246,132, which is higher than the state median home price at \$212,954.

Services

The county has good medical care facilities consisting of about 35 hospitals and about 7,000 beds. The county has an abundance of licensed physicians, both as private practitioners and employees of the hospitals. A recent trend in local health care is construction of satellite facilities with outpatient services.

Broward County Public Schools was founded in 1915 and is a public school district ranked sixth largest in the nation. Approximately 270,000 students currently attend Broward County schools in 234 schools. Numerous private schools are also available. Overcrowding is present in some areas. Prominent academic colleges in the county consist of Florida Atlantic University, Florida International University, Nova Southeastern University, and Broward Community College. The county has many vocational, technical, and charter schools.

Public water and sewer utilities are provided throughout the county by either incorporated municipalities, special districts, or by the county. Telephone service is provided by BellSouth and other telecommunication vendors. Standard electric service is generally available from Florida Power and Light. Natural gas is provided by main or delivered as liquefied petroleum gas by Peoples Gas System.

Transportation in Broward County consists of Fort Lauderdale/Hollywood International Airport (FLL), Palm Beach Park Airport, Fort Lauderdale Executive Airport, North Perry Airport, Pompano Beach Airpark, Broward County Transit (BCT) public bus services, Port Everglades and Tri-Rail. FLL is conveniently located to serve the air trade area of Broward County and the three surrounding counties. FLL is ranked as the 21st busiest airport (in terms of passenger traffic) in the United States. The airport reports it serviced about 20 million passengers in 2017, which is significantly more than previous years. Fort Lauderdale Executive Airport, North Perry Airport and Pompano Beach Airpark are general aviation airports serving private and corporate airplanes.

INTRODUCTION HOLLYWOOD FLORIDA

The City of Hollywood is a mature and built-out community, where rapid population growth in the 1950s and 1960s has given way to a population that is stable in size but undergoing significant changes in its composition. The October 1997 issue of Money Magazine noted that Hollywood's demographics best represent what the United States will look like in the year 2022. Hollywood's racial diversity, cultural variety, and blend of the old and young are where the country is headed.

The City of Hollywood is the third largest city in Broward County and 12th largest in the State of Florida. Its coastal city which has increased by 10% to 154,817 people and is considered one of the principal cities of the Miami metropolitan area which is home to an estimated 6,012,331 people.

Hollywood is nestled between Fort Lauderdale and Miami. Fort Lauderdale-Hollywood International Airport abuts the city, while Port Everglades, the second busiest cruise port in the world, is partially within its municipal boundaries. Interstate 95, the Florida Turnpike, Tri-County Commuter Rail, and two major railroads cut through the city in a north-south direction. Miami International Airport and the Port of Miami are less than twenty-five miles away, providing further opportunities for Hollywood residents and companies to have access to the global marketplace. The region is served by a substantial post-secondary educational infrastructure, including Florida Atlantic University, Florida International University, the University of Miami, a number of smaller private universities and colleges, and a community college system.

The economy of Hollywood is primarily focused in the healthcare industry, having more than 3 times more people being employed in their Memorial Healthcare system than their next highest employer the City of Hollywood. The city gains a lot of its income similar to many other Florida cities by tourism. They provide guided tours along their Intercoastal Waterway which runs parallel to the Atlantic Ocean and allows both tourists and locals the opportunity to explore nature and the observe the beautiful Hollywood scenery. Young circle is one of the main retail corridors in Hollywood which has shops, restaurants, and bars for all citizens and visitors to enjoy. Every Monday in Young Circle a Food Truck Takeover occurs where dozens of local food trucks park and offer delicious exotic cuisines including Cuban, Mexican, Mediterranean, Venezuelan, and Jamaican.

Hollywood attracts visitors from around the globe who come to stay along the historic Oceanfront Boardwalk. This 2.5-mile pedestrian walkway is just steps from the Atlantic and is lined with shops, restaurants and accommodations to fit every taste and budget. The city also boasts a high quality of life with more than 60 parks, three municipal golf courses and a variety of recreational amenities including a nearly 10-acre urban park Arts Park at Young Circle located in the heart of Downtown Hollywood. The Arts Park continually features outdoor concerts and special events inclusive of a burgeoning arts scene. Recently named a Top 100 Best Communities for Young People, there is no doubt that Hollywood's growth trajectory will continue on its current path well into the years to come.

NEIGHBORHOOD PROFILE

The intersection of U.S. 441 (State Road 7) and Taft Street in Hollywood, Florida, serves as a significant commercial hub with a mix of retail, office, and residential developments. Here's an overview of the area's economic drivers and commercial real estate landscape:

Economic Drivers

- **Strategic Location:** Situated near major highways, including the Florida Turnpike and Interstate 95, this area offers excellent connectivity, enhancing its appeal for businesses and residents.
- **Mixed-Use Developments:** Projects like Pinnacle 441 contribute to the area's growth by introducing affordable housing alongside commercial spaces, fostering a live-work-play environment. [Pinnacle Housing](#)
- **Infrastructure Improvements:** Initiatives such as the Orange Drive and Taft Street Mobility Improvements Project aim to enhance transportation and accessibility, potentially boosting local commerce. [D4FDot](#)

Commercial Real Estate Overview

- **Office Spaces:** The 441 Corridor offers various office spaces for lease. For instance, 5935 Taft Street is a property with both commercial and residential rights, indicating its versatility for potential tenants. [OfficeSpace](#)
- **Retail and Industrial Spaces:** The area includes a range of retail and industrial properties, catering to diverse business needs. Listings in the 441 Corridor feature spaces suitable for retail outlets and warehouses, reflecting the area's commercial diversity. [Crexi](#)
- **Affordable Housing Developments:** Pinnacle 441 is a notable project offering affordable housing units. Phase 1 includes 113 units, with plans for additional phases, contributing to the local economy by providing housing options for low- to moderate-income residents. [Pinnacle Housing](#)

Overall, the intersection of U.S. 441 and Taft Street in Hollywood, FL, is experiencing growth through strategic developments and infrastructure enhancements, solidifying its role as a vital economic center in the region

NEIGHBORHOOD PROFILE

Economic Drivers

- 1. Retail Activity:** The intersection sits in a highly trafficked retail corridor along 441, home to a variety of shopping centers, grocery stores, and essential services. The area attracts both local and regional shoppers, given its diverse retail mix.
- 2. Healthcare:** Memorial Regional Hospital and other healthcare facilities nearby serve as major employers and draw significant foot traffic, creating demand for both medical offices and supporting retail.
- 3. Entertainment and Hospitality:** Proximity to the Seminole Hard Rock Hotel & Casino bolsters the hospitality and retail sectors. The casino's recent expansions, including the iconic Guitar Hotel, increase tourism and related spending, providing opportunities for hotels, restaurants, and other entertainment-related businesses in the surrounding area.
- 4. Residential Growth:** Hollywood and the surrounding areas have experienced steady residential growth, driving demand for retail, dining, and services. This growth also increases the need for multifamily developments and workforce housing options, particularly along major thoroughfares like 441.

Commercial Real Estate Opportunities

- 1. Retail:** Given the area's retail strength, there's demand for spaces catering to essential services, quick-service restaurants, and experience-driven retail. Small to mid-sized retail centers around 441 and Taft St are likely to see stable demand due to the area's daily foot traffic.
- 2. Mixed-Use Developments:** The area could benefit from mixed-use properties that blend retail, office, and residential spaces, especially considering the demand from healthcare workers and casino staff who may prefer to live near their workplaces.
- 3. Office Spaces:** Smaller medical and professional offices are in demand near healthcare hubs like Memorial Regional Hospital. Properties offering flexible office spaces near Taft St are attractive to both independent practitioners and small businesses.
- 4. Multifamily and Workforce Housing:** With increasing residential demand and Hollywood's urban expansion, there's potential for multifamily or workforce housing developments, particularly with affordable or mid-core offerings targeting young professionals and families.

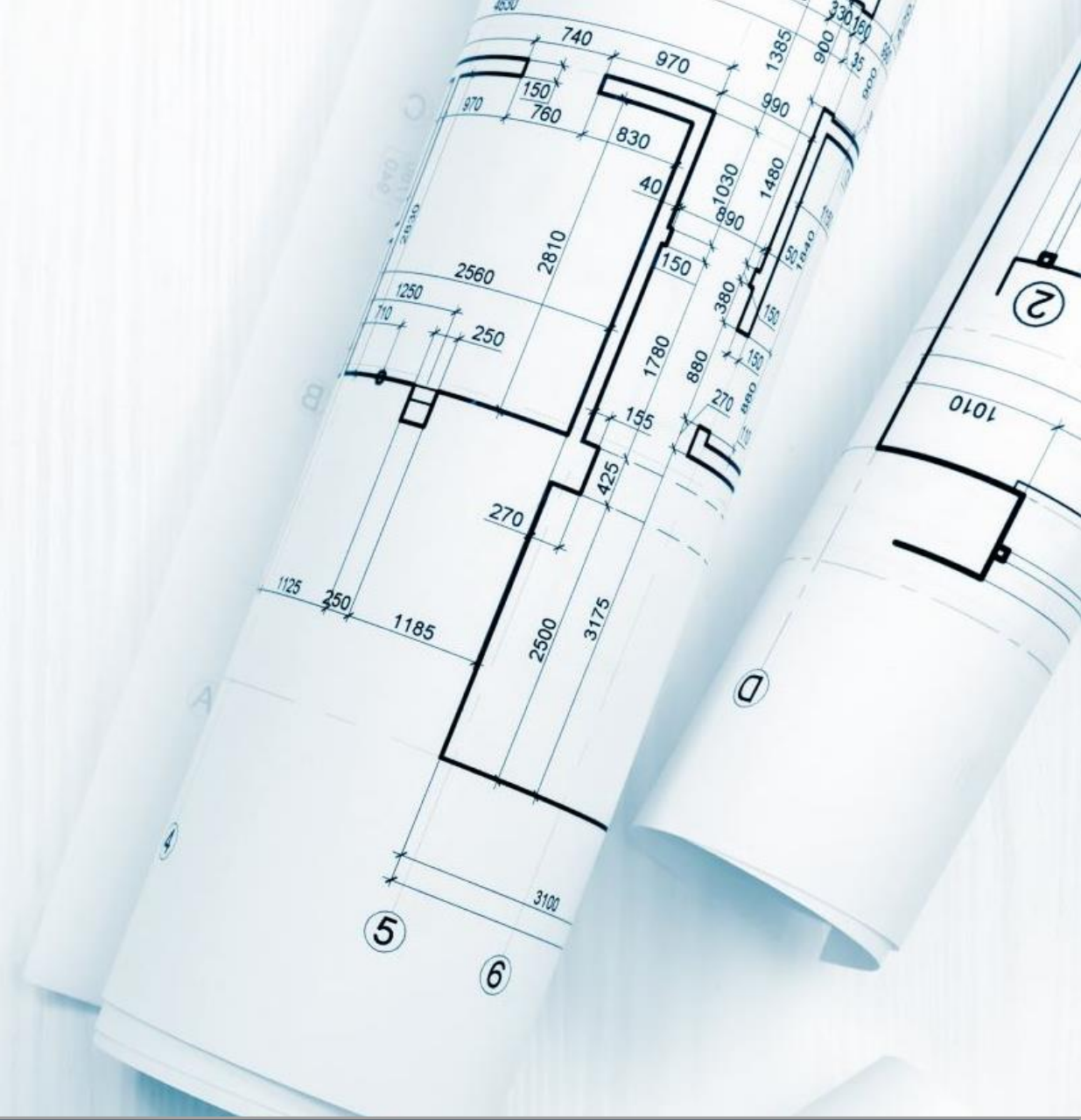
The combination of retail demand, healthcare employment, tourism, and residential growth makes the 441 and Taft St area a promising spot for sustained commercial real estate activity.

Check Out Hot Hollywood

Downtown

[PLAY NOW!](#)

Video: Welcome to Hollywood FL



CONSTRUCTION/DEVELOPMENT PIPELINE

Hollywood, FL



HOLLYWOOD PIPELINE
[CLICK HERE TO VIEW FULL REPORT](#)

Hollywood is a global tourism destination. The city boasts a high quality of life with more than 60 parks, five golf courses, and a variety of recreational amenities including a nearly 10-acre urban park in the heart of Downtown Hollywood with outdoor concerts and special events within a burgeoning arts scene.

From its beaches, to its lively downtown, to its distinctive neighborhoods, Hollywood is a City focused on the future where businesses discover a welcoming climate for economic growth and sustainable development. Florida's Hollywood offers all the amenities of a global tourism destination combined with the resources national and international companies seek when looking for the right location to call home.

SOUTH FLORIDA MARKET TRENDS

Business

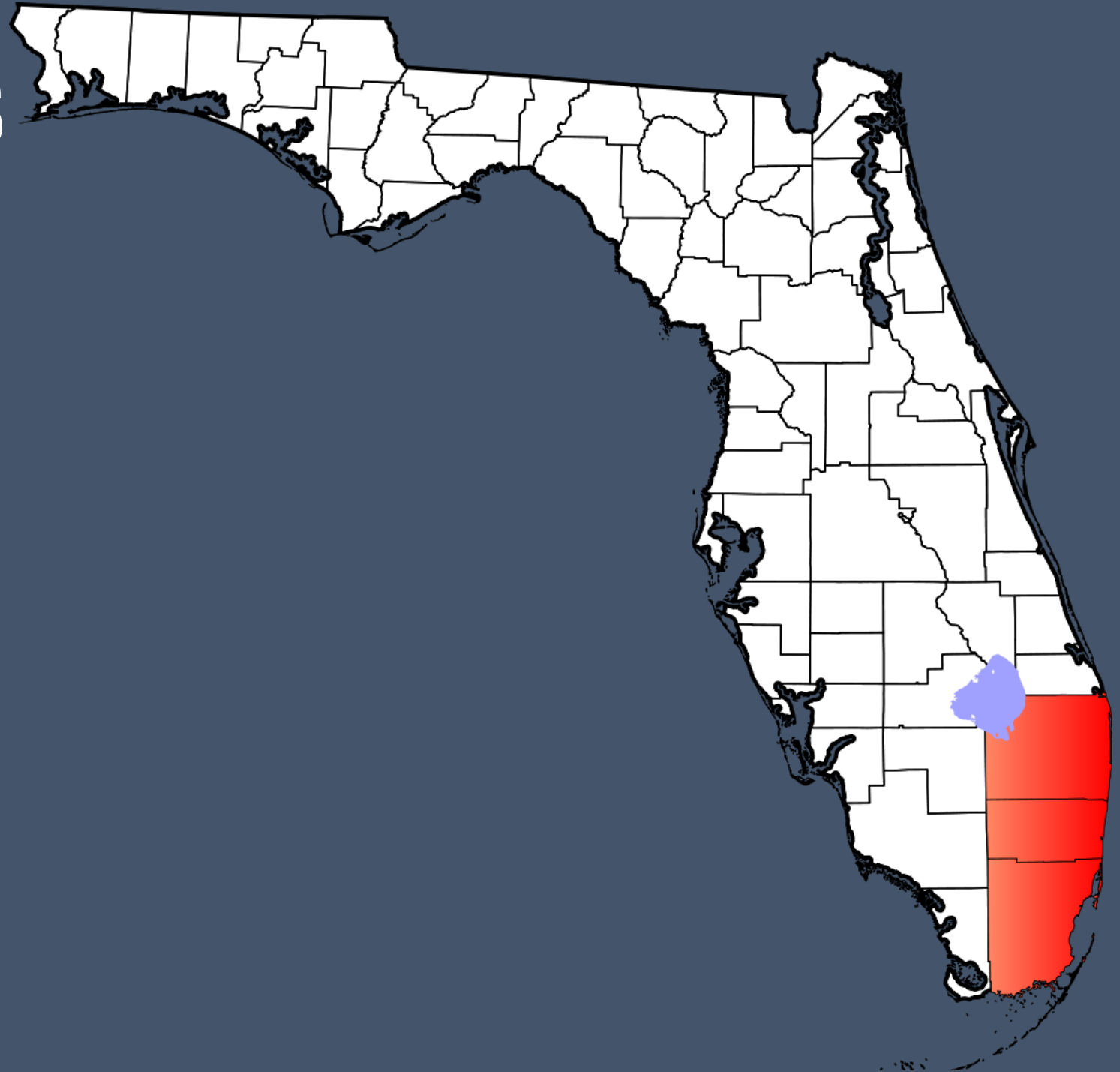
Economics

Population

Occupation

Major Employers

General



EMPLOYMENT INDUSTRIES SOUTH FLORIDA REGION

Hollywood’s largest employers in Hollywood, FL:

1. Memorial Healthcare System: It is the third largest public healthcare system in the United States.
2. Seminole Hard Rock Hotel & Casino Hollywood: It is a premier entertainment destination in South Florida and features a AAA Four Diamond resort with 469 luxury rooms and suites, award-winning restaurants, high-energy nightlife, a lagoon-style pool and Beach Club, a Hard Rock-inspired spa, and premium meeting and convention space.
3. HEICO Corporation: It is a top manufacturer of aerospace, defense, industrial, and electronics components.
4. Diplomat Beach Resort: It is ranked among the top 20 most popular meeting resorts by CVENT.
5. Quantum Marine: It is a pioneer in the world’s most advanced marine stabilizing technologies, serving the luxury yacht, military and commercial industries.

Industry	Percentage
Trade, Transportation & Utilities	22.21%
Professional & Business Services	16.93%
Education and Health Services	15.37%
Leisure & Hospitality	11.94%
Government	11.57%
Financial Activities	6.85%
Construction	5.32%
Other Services	4.63%
Manufacturing	3.33%
Information	1.85%

Source: Bureau of Labor Statistics, Southeastern Regional Office, September 2019

South Florida MSA – Largest Employers

Rank	Employer	Employees	Product/Service
1	Publix Super Markets	39,240	Super Market
2	Baptist Health South Florida	23,000	Health Care
3	University of Miami	16,188	Private College
4	Memorial Healthcare System	13,841	Health Care
5	American Airlines	13,500	Airline
6	Jackson Health System	12,623	Health Care
7	Florida International University	10,499	Public College
8	Broward Health	8,447	Public Hospital
9	Comcast Cable Communications	8,000	Cable Provider
10	Miami Dade College	6,673	Public College

South Florida MSA – Top Public Sector Employers

Rank	Employer	Employees
1	Miami Dade Public Schools	38,324
2	Broward County Public Schools	32,899
3	Miami Dade County	28,290
4	Palm Beach County Schools	22,051
5	State of Florida	17,929
6	Broward County	6,312
7	Palm Beach County	6,000

Source: South Florida Business Journal, Book of Lists, 2019

SUBJECT PROPERTY

BROWARD COUNTY PROPERTY APPRAISER'S PROPERTY CARD

[Click Here](#) to View Property Card

Site Address	6780 TAFT STREET, HOLLYWOOD FL 33024	ID #	5141 11 19 0090
Property Owner	TRI-LO LLC	Millage	0513
Mailing Address	18590 SW 7 ST PEMBROKE PINES FL 33029	Use	17-06
Abbreviated Legal Description	HERITAGE ESTATES SEC ONE 50-2 B LOT 1 BLK 2		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

! It's IMPORTANT THAT YOU KNOW:
 The 2025 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values
[Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.](#)

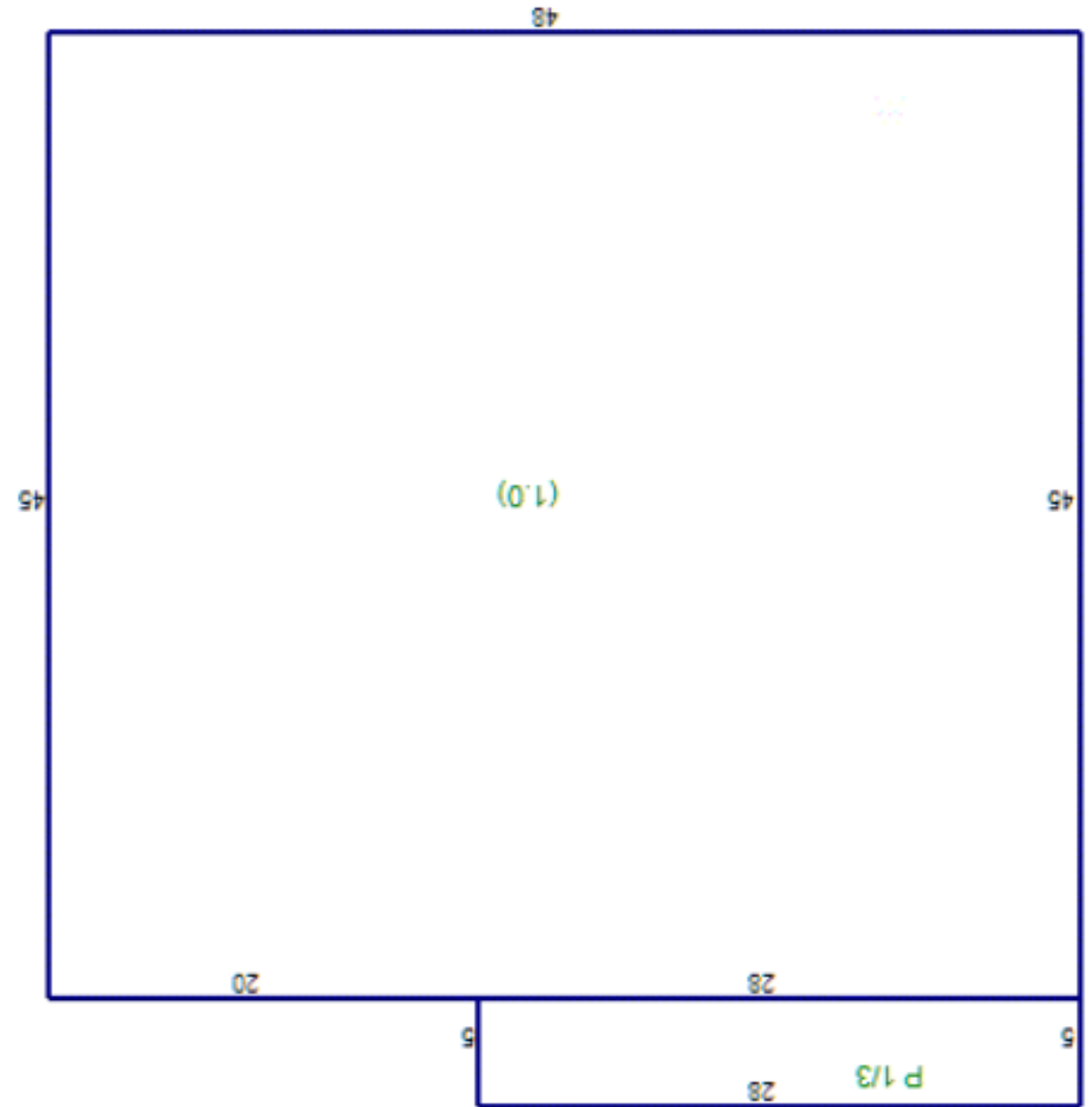
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$154,980	\$340,740	\$495,720	\$495,720	
2024	\$154,980	\$340,740	\$495,720	\$460,050	
2023	\$77,490	\$340,740	\$418,230	\$418,230	\$9,657.68

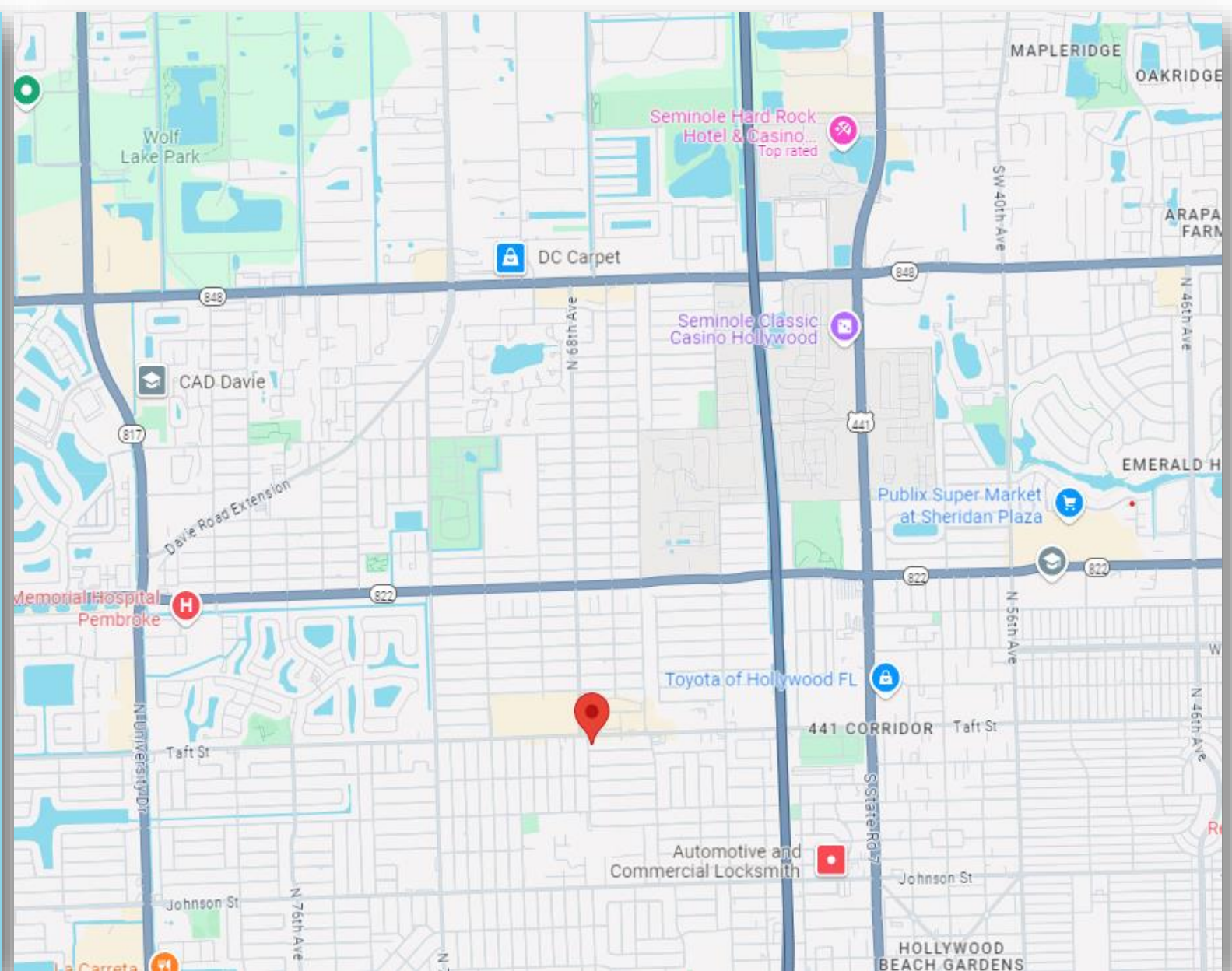
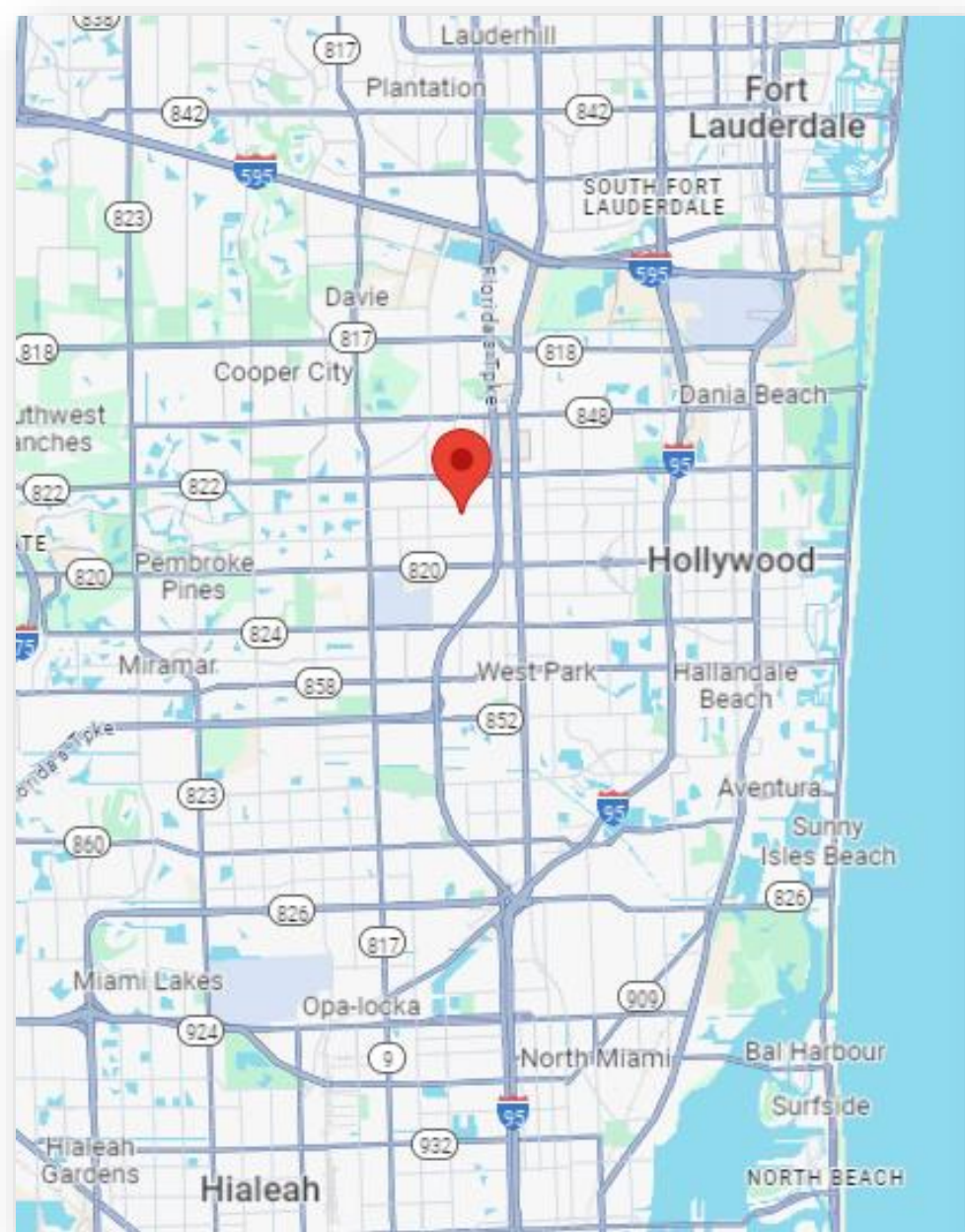
2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$495,720	\$495,720	\$495,720	\$495,720
Portability	0	0	0	0
Assessed/SOH	\$495,720	\$495,720	\$495,720	\$495,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$495,720	\$495,720	\$495,720	\$495,720

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
1/13/2006	WD	\$475,000	41319 / 1913
2/27/2003	WD	\$315,000	34973 / 1981
11/8/2001	WD	\$210,000	32348 / 798
6/2/2000	WD	\$167,000	30567 / 401
7/14/1998	WD	\$170,000	28611 / 152

Land Calculations		
Price	Factor	Type
\$20.00	7,749	SF
Adj. Bldg. S.F. (Card, Sketch)		2206
Eff./Act. Year Built: 1966/1960		

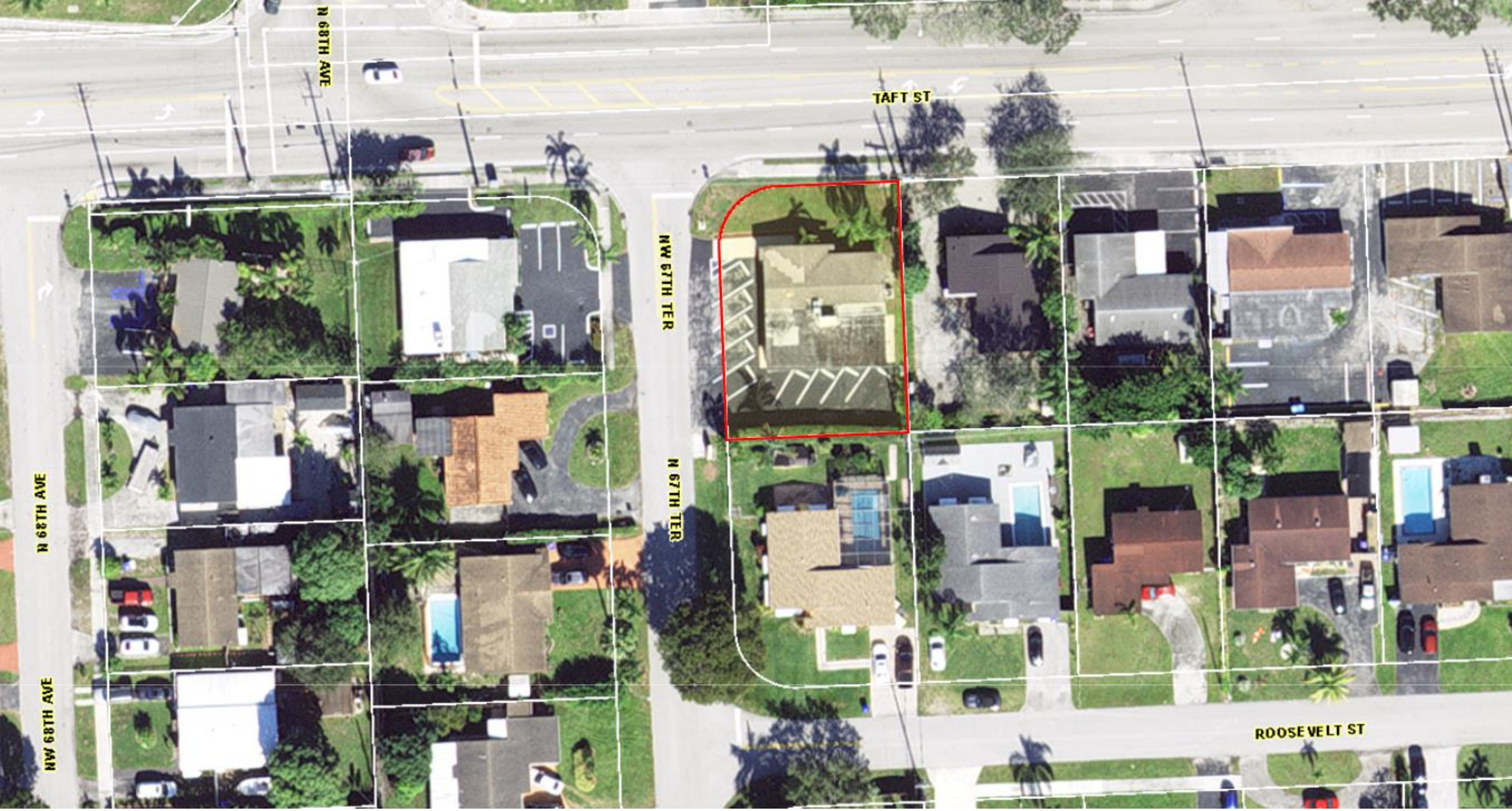
SKETCH





LOCATION MAP

[Click to view Google Map](#)



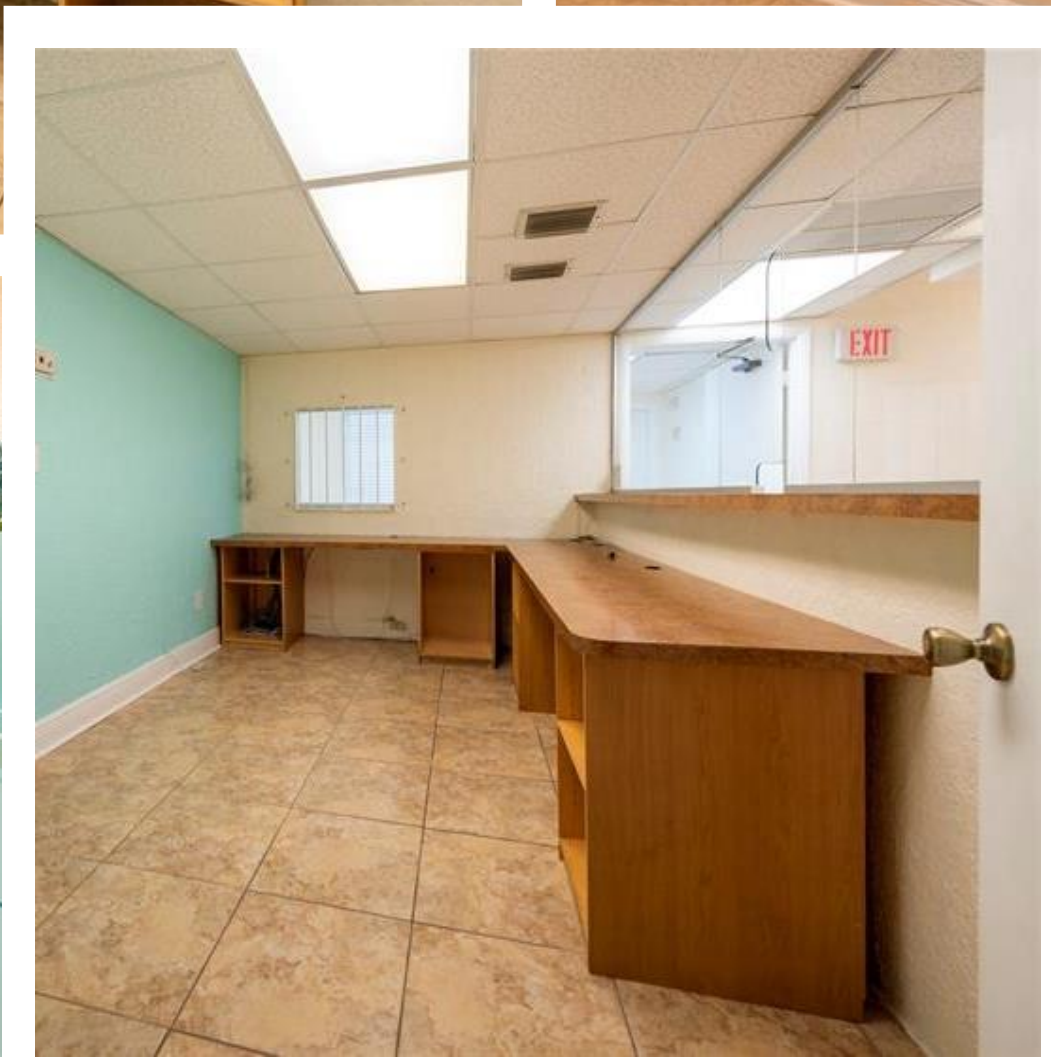
AERIAL VIEW



Photo Addendum















LEASE ANALYSIS

Sale Grid Definitions

ADOM:	Agent Days on Market: This number describes how long a property for sale has been on the market. This gets broken down even further with CDOM and ADOM. CDOM, or Current Days on Market, is the time between when the home is listed and the present day. ADOM, or Accumulated Days on Market, also accounts for whether a listing was withdrawn or expired before being placed back on the market. (A CDOM may be 4 days while the ADOM is 154.) If a property is taken off the market for 60 days before it's relisted, then ADOM goes back down to zero.
Adj. SqFt	Adjusted Square Feet = Square Feet of Living Area + 1/3 of the SF for all covered patios/porches + 1/2 of the garage SF. This is the standard number use when calculating "Sale Price/Square Foot".
SqFt Living:	Total finished living area (with AC) Not to include open porches, balconies, terraces carports or garages.
Total Sq Ft:	The sum total of all measured areas including living area, covered porches, covered patios, carports & garages.
P G I:	Potential Gross Income The income generated by the subject property assuming 100% occupancy
G R M:	Gross Rent Multiplier; The list price/sale price divided by the potential gross income. This metrics does not take into account debt service, vacancy or expense.
Cap Rate:	Cap rate is one of the best ways to quickly assess a real estate investment deal. Cap rate is a measure that makes it possible to compare properties even though they produce different levels of operating earnings. It serves the same purpose as an earnings multiplier does for stock investors. The ratio of price/earnings, often called a PE ratio, allows investors to compare one company to the next. A cap rate is simply the inverse of the PE ratio. It is the the first-year operating earnings divided by the price or value.

Start Date	Address	City	Floor	Term	SF Leased	Rent/SF/Yr ▲	Services	Mos on Mrkt	Use	Exp Date
Sep 2023	<u>7100 Hollywood Blvd</u>	Pembroke Pines	1st		2,400	\$14.00	NNN	30 Mos	Office/Retail	
May 2023	<u>6030 Hollywood Blvd</u>	Pembroke Pines	1st		2,524	\$17.00	NNN	3 Mos	Office	
Aug 2023	<u>7841-7899 Pines Blvd</u>	Pembroke Pines	1st	5 yrs	2,651	\$18.94	NNN	3 Mos	Office	Aug 2028
Aug 2024	<u>4340 Sheridan St</u>	Hollywood	1st	3 yrs	3,074	\$19.00	NNN	3 Mos	Office	Aug 2027
Oct 2024	<u>3325 Hollywood Blvd</u>	Hollywood	3rd	1 yr	1,865	\$20.00		25 Mos	Office	Oct 2025
Sep 2024	<u>5555 Hollywood Blvd</u>	Hollywood	2nd		1,000	\$20.00	NNN	5 Mos	Office	
Jul 2024	<u>4401-4599 Sheridan St</u>	Hollywood	1st	3 yrs	3,750	\$20.00	NNN	17 Mos	Office	Jul 2027
Feb 2024	<u>3157 N University Dr</u>	Hollywood	1st		1,601	\$20.00	NNN	3 Mos	Office/Medi...	
Jun 2023	<u>3157 N University Dr</u>	Hollywood	1st		1,263	\$20.00	NNN	2 Mos	Office	
Jul 2023	<u>3595 Sheridan St</u>	Hollywood	1st	3 yrs	1,180	\$22.38	NNN	2 Mos	Office	Jun 2026
Sep 2024	<u>207-273 N University Dr</u>	Pembroke Pines	1st	3 yrs	1,006	\$23.60	NNN	0 Mos	Office/Retail	Sep 2027
Aug 2024	<u>1900 N University Dr</u>	Pembroke Pines	2nd		1,217	\$24.60	MG	2 Mos	Office	
Dec 2024	<u>4601 Sheridan St</u>	Hollywood	4th	5 yrs	2,790	\$25.00	NNN	10 Mos	Office	Nov 2029
Aug 2024	<u>2870 Stirling Rd</u>	Hollywood	2nd	1 yr	1,600	\$25.00	+UTIL	6 Mos	Office	Jul 2025
Jul 2024	<u>4000 Hollywood Blvd</u>	Hollywood	4th		1,641	\$25.00	NNN	4 Mos	Office	
Nov 2024	<u>5700 Stirling Rd</u>	Hollywood	1st	3 yrs	1,650	\$26.00	+UTIL	4 Mos	Office	Nov 2027
Apr 2024	<u>6099 Hollywood Blvd</u>	Hollywood	1st	3 yrs	4,985	\$28.50	NNN	14 Mos	Office	Apr 2027



LEASE SURVEY

OFFICE

[Click Here](#) to View Full Report

Peter Dacko
Executive Managing Director

954.923.2325
954.232.7714

PDacko@MediaRealty.net
License FL BK0600065

List Price
\$950,000

What's your **Transaction Zone**



**I'M HAPPY TO TAKE THE PROPERTY OUT
AT A PRICE YOU FEEL IS APPROPRIATE**

“A property is like a glass of water. If there isn't anything there to hold the value in the glass (i.e. market conditions) it will just spill out and make a mess. We price each opportunity so as to allow our sellers to maximize their net return by price the opportunities just below the top of the glass and realize a cutting-edge value”.

Peter Dacko

Systematic Approach to Price Point

Necessary to achieve highest return



What price point needs to be applied so your property is first on the check-out lane?

To ensure the highest probability that no money is left on the table, a series of stepped down price adjustments are recommended to slowly bring the asking price into alignment with the market. Thus, unequivocally illustrating the properties high watermark in terms of value at the time of contract.

Any price adjustment will trigger an alert to the market and as such this process will ensure that your property stays at the top of real estate searches, thus providing the best exposure.



MARKET PLAN

MARKET PLAN

Based on a unique marketing plan which will be created specifically for your property, it should be **priced slightly above market value**. and accordingly, we have built into the listing several price modifications to **let the property find its own break point**.

We are looking for **well qualified buyers or an all-cash** purchasers. This is accomplished by marketing the property conventionally (MLS, Loopnet, web page, etc.) **contacting all owners** also focusing in on the brokerage community in terms of **brokering the broker**.

I maintain a **data base of commercial property owners** for Davie, Wilton Manors, Oakland Park, **Fort Lauderdale**, Miramar, Hollywood, Hallandale, Dania, Pompano Beach, Plantation, Pembroke Pines, North Miami, North Miami Beach, Miami and Bay Harbor Islands.

Through this data base which tracks ownership, contact phone numbers and email address. This allows us to **will make contact** with the owners within the subject property neighborhood as well as the surrounding area. We also leverage our relationships regarding **1031 tax deferred exchange** organizations to bring ready willing and able purchasers to the table.

PROPOSAL TO MARKET

Peter Dacko

Executive Managing Director of Investments

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PDacko@MediaRealty.net

License FL BK0600065



30 + Years
of Real Estate
Experience



\$100's of Millions
In Closed
Transactions



Ability to Set and
Accomplish
Client Goals



Tons of 5
Star Client
Recommendations



Achieving Cutting
Edge Values
for My Clients