

Price: \$5,800,000.00

**BEING SOLD AS A PACKAGE ONLY**



7390 NW 5th Street | Plantation, FL 33317  
14,713 SF on 1 Acre



7500 NW 5th Street | Plantation, FL 33317  
21,641 SF on 2 Acres

**Property Features**

- Centrally located in Plantation, FL
- Close to malls, restaurants and government services
- 1.4 miles from Westside Regional Medical Center
- 15 minutes from Fort Lauderdale-Hollywood International Airport (FLL)

**Demographic Summary**

	1 Mile	3 Miles	5 Miles
Population	16,040	168,900	435,474
Households	6,474	67,537	165,077
Average Household Income	\$117,995	\$91,369	\$92,483



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# Executive Summary

Property Name	Plantation 7390 LLC
Address	7390 NW 5th Street Plantation, FL 33317
Abbr Legal Description	Blascos Acre, Tract A PB 83/37 Broward County, FL
Year Built	1974
Property Type	Multi-tenant Medical Office Building
Tax ID	5041-03-41-0010
Land Area	1.00 Acre. 43,561 SF
Gross Building Area	14,713 SF one-story building
Rentable Area	14,713 SF
Zoning	B-4P Restricted Business District City of Plantation, FL
Parking	64 spaces
Structure	Masonry
Roof	Flat
Water & Sewer	City of Plantation, FL (Master Meter)
Electric	FP&L (Separate Meters)
HVAC System	Each suite has individual HVAC unit
Restrooms	Each suite has private restrooms

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# Executive Summary

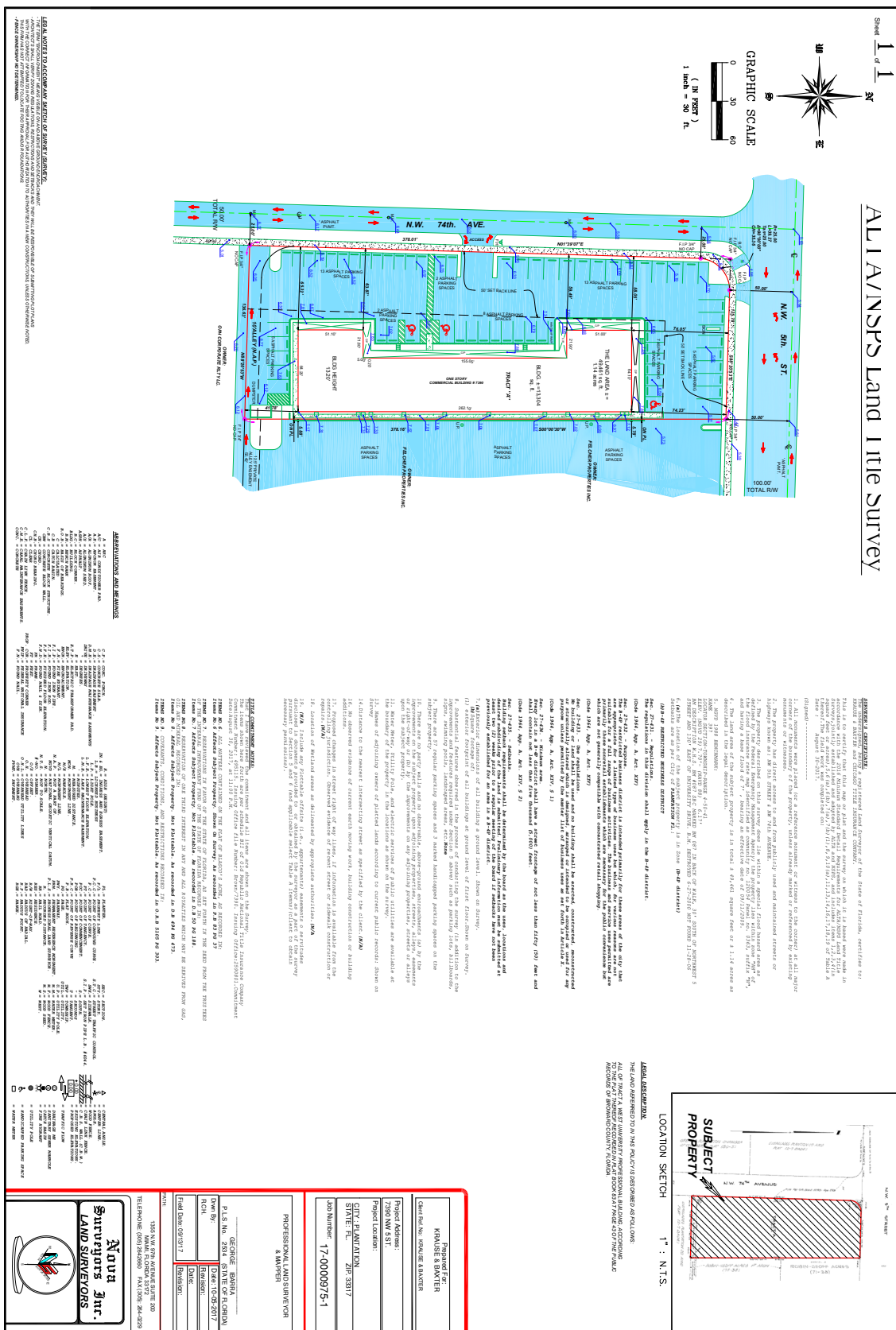
Property Name	Plantation 7500 LLC
Address	7500 NW 5th Street Plantation, FL 33317
Abbr Legal Description	West University Professional Building, Tract A PB 83/43 Broward County, FL
Year Built	1974
Property Type	Multi-tenant Medical Office Building
Tax ID	5041-03-42-0010
Land Area	2.00 Acre. 87,121 SF
Gross Building Area	21,641 SF one-story building
Rentable Area	20,112 SF
Zoning	B-4P Restricted Business District City of Plantation, FL
Parking	100 spaces
Structure	Masonry
Roof	Flat
Water & Sewer	City of Plantation, FL (Master Meter)
Electric	FP&L (Separate Meters)
HVAC System	Each suite has individual HVAC unit
Restrooms	Each suite has private restrooms

# Proforma Operating Statement (Stabilized)

<u>INCOME:</u>	<u>7390</u>	<u>7500</u>	<u>Combined</u>
Base Rent	\$ 360,000	\$ 563,100	\$ 923,100
Reimbursements	0	118,000	118,000
Miscellaneous	432	456	888
Potential Gross Income	\$ 360,432	\$ 681,556	\$ 1,041,988
Less Vacancy (8.0%)	28,835	57,932	86,767
Effective Gross Income	\$ 331,597	\$ 623,624	\$ 955,221
 <u>EXPENSES:</u>			
<u>Fixed:</u>			
Real Estate Taxes	41,000	68,500	109,500
Property Insurance	55,000	83,000	138,000
Ground Rent	0	61,000	61,000
<u>Variable:</u>			
Cleaning Services	12,000	12,000	24,000
Lawn Maintenance	7,100	8,150	15,250
Pest Control	1,700	3,840	5,540
Repair & Maintenance	20,100	46,400	66,500
Electric	5,200	45,800	51,000
Water/Sewer	4,300	14,500	18,800
Trash Removal	9,400	24,000	33,400
Total Expenses:	\$ 155,800	\$ 367,190	\$ 522,990
 <b>NET OPERATING INCOME:</b>	 <b><u>\$ 175,797</u></b>	 <b><u>\$ 256,434</u></b>	 <b><u>\$ 432,231</u></b>

Note: This Proforma Operating Statement is provided for discussion purposes only.

# 7390 Survey





# 7500 Survey

