

**30,000 SF | 15,000SF EXISTING | 15,000SF TO BE BUILT
\$7,687,900 | 8% CAP | DAVIE**



CLICK TWICE FOR BROCHURE



7611 Davie Road Ext. Davie, FL 33024

- Plans being prepared for an additional 15,000 SF outparcel
- Lot is 2.33 Acres of land with parking and landscaping throughout
- The Shopping Strip is located off of the newly expanded and upgraded Davie Rd. Ext. between Stirling Road and University Drive
- The existing Shopping Strip is currently 15,480 SF with 8 tenants
 - 15,600 average daily traffic count
 - All tenants current with rent

Contact: **Randy North**
Cell: **954-483-0909**
E-mail: randynorthrealtor@gmail.com



15,000 SQ. FT. NNN TO BE BUILT

EXISTING





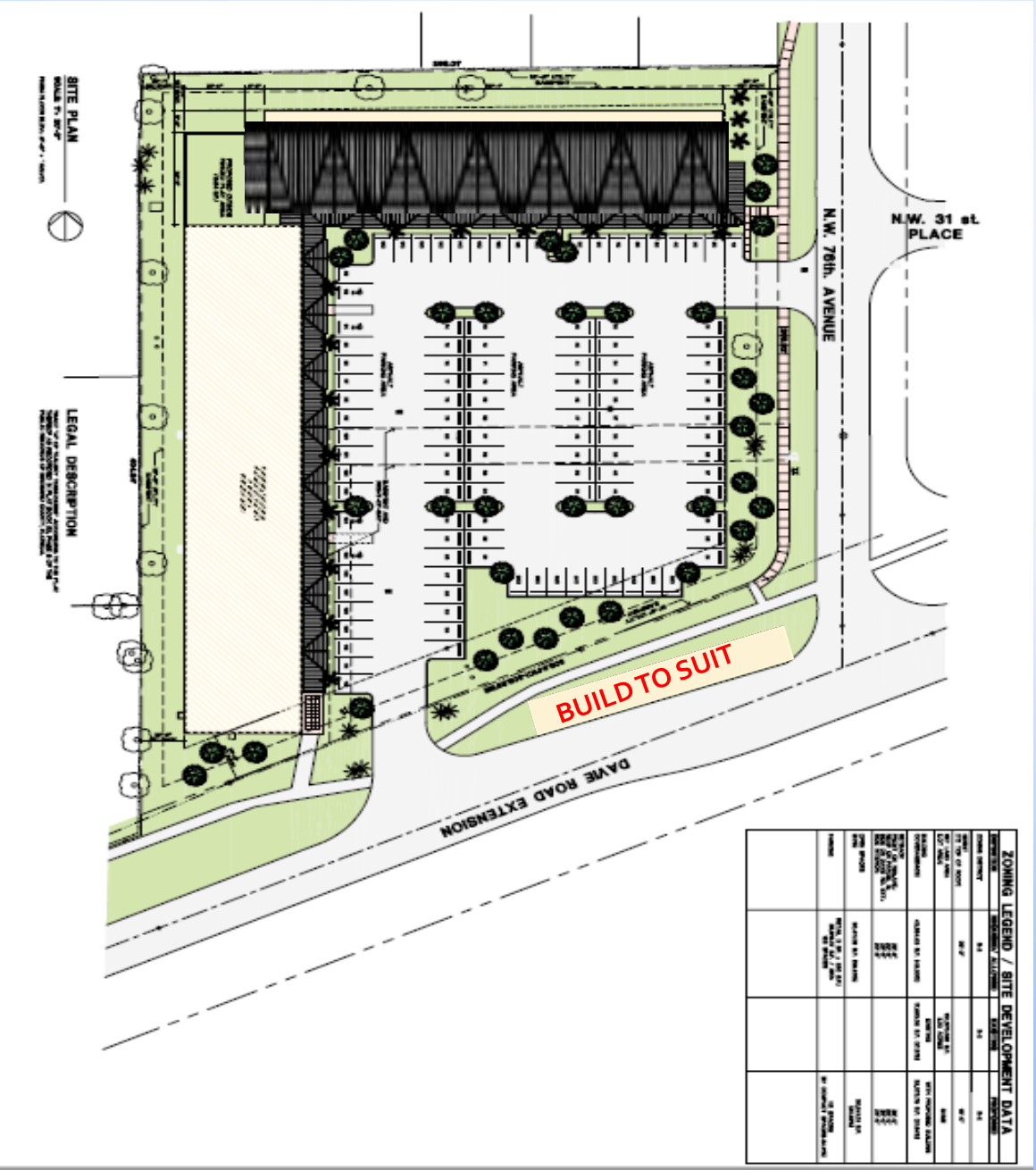
PROJECTED OPERATING STATEMENT

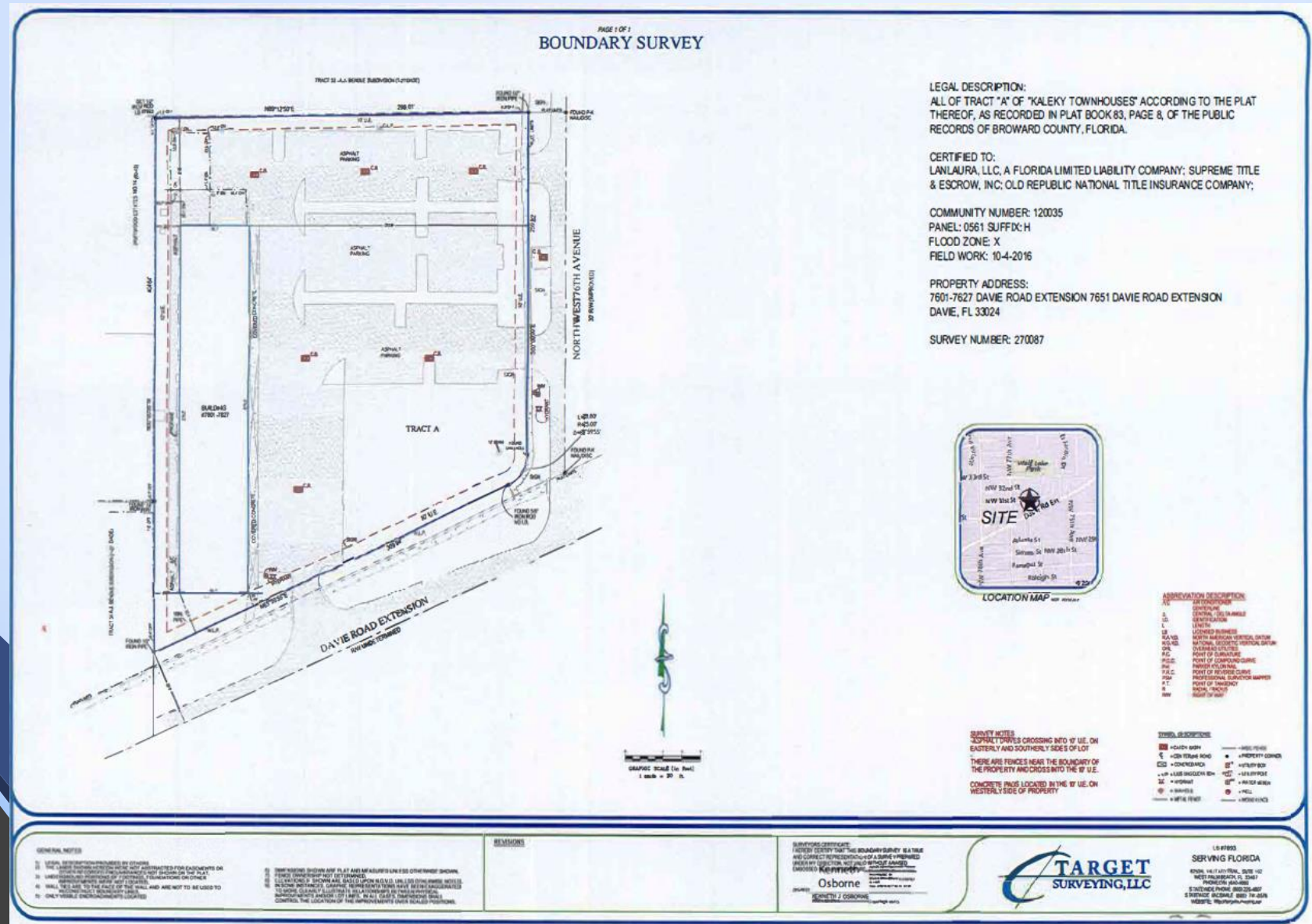
Gross Rental Income:	\$267,548
Build to Suit 15,000 SF X \$30.00 NNN	\$450,000
Effective Income:	\$717,548
Operating Expenses	
Property Taxes	\$41,000
Property Insurance	\$12,574
Sales Tax	\$16,469
Water	\$6,300
Trash	\$7,195
Landscape	\$1,260
Electric	\$6,300
Professional Fees	\$1,208
Repairs/Maintenance	\$10,208
Total Expenses	\$102,514
Net Operating Income:	\$615,034

ACTUAL RENT ROLL

Unit Number	Type	Sq. Ft.	Lease Commencement	Lease Expiration	Increases	Monthly Rent	Price /SF	Remaining Options
			Date	Date				
7601	Food Mart	1,700	8/17/2018	8/16/2023		\$2,618.00 Rent + \$182.00 Sales Tax=Total \$2,800.00	\$18.48	2 (5) YR OPTIONS YEARLY INCREASE IS 2% OR CPI WHICHEVER IS HIGHER
7603	Pawn Shop	1,540	6/1/2016	5/31/2021		\$2,065.00 Rent + \$134.26 Sales Tax + \$127.84 CAM=Total \$2,327.64	\$16.10	NONE
7605	Office	1,620	8/1/2020	8/1/2025		\$3,740.00 Rent + \$260.00 Sales Tax=Total \$4,000.00	\$27.70	NONE
7609	Spa	910	5/1/2018	4/30/2021	05/01/2020-04/30/2021	\$1,250.64 Rent + \$86.94 Sales Tax=Total \$1,337.58	\$16.49	NONE
7611	Insurance	1,026	11/1/2019	10/31/2020		\$1,662.08 Rent + \$115.54 Sales Tax=Total \$1,777.62	\$19.43	NONE
7613	Restaurant	1,540	3/15/2016	8/31/2021	09/01/2020-08/31/2021	\$2,091.13 Rent + \$145.37 Sales Tax=Total \$2,236.50	\$16.29	NONE
7615B	Storage for Pawn Shop	770	3/9/2017	5/31/2022	06/01/2020-05/31/2021	\$919.53 Rent + 0 Sales Tax=Total \$919.53	\$14.33	NONE
					06/01/2021-05/31/2022	\$947.12		
7615	Printing	735	8/8/2011	Month/Month	Market	\$838.47 Rent + \$58.29 Sales Tax=Total \$896.76	\$13.69	NONE
7617	Day Care	800	1/1/2020	5/30/2024	06/01/2020-05/30/2021	\$748.00 Rent + 52.00 Sales Tax=Total \$800.00	\$11.22	(1) 3 YEAR OPTION WITH A 5% YEARLY INCREASE
					06/01/2021-05/30/2022	\$824.00		
					06/01/2022-05/30/2023	\$850.00		
					06/01/2023-05/30/2024	\$876.00		
7619	Day Care	432	1/5/2017	02/282022		\$514.25 Rent + \$35.75 Sales Tax =Total \$550.00	\$14.28	(2) 5 YEAR OPTIONS WITH A 6% YEARLY INCREASE
7627	Day Care	3,372	5/8/2017	6/8/2022	06/08/2020-06/07/2021	\$4,347.75 Rent + \$302.25=Total \$4,650.00	\$15.47	(2) 5 YEAR OPTIONS
					06/08/2021-06/08/2022	\$4,502.03		

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TAX RECORD 1



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	7601-7627 DAVIE RD EXTENSION, DAVIE FL 33024	ID #	5141 03 33 0030
Property Owner	LANLAURA LLC	Millage	2413
Mailing Address	14600 MARVIN LANE SOUTHWEST RANCHES FL 33330	Use	11
Abbr Legal Description	KALEKY TOWNHOUSES 83-8 B PT OF TR A DESC AS BEG AT NE COR OF SAID TR A,S 72,WLY 144.25, SLY 244.78,SELY 21.84,SWLY 175.17,NLY 404.64,ELY 298.01 TO POB DESC IN OR 12871/836		

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\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$604,830	\$821,430	\$1,426,260	\$1,426,260	
2018	\$604,830	\$821,430	\$1,426,260	\$1,426,260	\$34,132.38
2017	\$604,830	\$772,640	\$1,377,470	\$1,377,470	\$32,841.25

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,426,260	\$1,426,260	\$1,426,260	\$1,426,260
Portability	0	0	0	0
Assessed/SOH	\$1,426,260	\$1,426,260	\$1,426,260	\$1,426,260
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	\$1,426,260	\$1,426,260	\$1,426,260	\$1,426,260

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/26/2016	SW*-E	\$1,188,800	114016239	\$9.00	67,203	SF
4/30/2007	WD*-Q	\$1,550,000	44030 / 814			
6/23/2004	WD*	\$900,000	37720 / 1769			
3/1/1988	WD	\$600,000	15316 / 902			
10/1/1985	WD	\$450,000				
				Adj. Bldg. S.F. (Card, Sketch) 15840		
				Eff./Act. Year Built: 1963/1959		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24			B					
C			B					
15840								

TAX RECORD 2



MARTY KIARD
BR  **WARD**
COUNTY
PROPERTY APPRAISER

Site Address	7651 DAVIE ROAD, DAVIE FL 33024	ID #	5141 03 33 0010
Property Owner	LANLAURA LLC	Millage	2413
Mailing Address	14600 MARVIN LANE SOUTHWEST RANCHES FL 33330	Use	28
Abbr Legal Description	KALEKY TOWNHOUSES 83-8 B PT OF TRACT A DESC AS, COMM AT NE COR OF TR A, SLY 72 TO POB, CONT SLY 187.82 TO P/C, SWLY 28.8 TO P/T, WLY 134.77, NWLY 21.85, NLY 244.78, ELY 144.25 TO POB		

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\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$316,720	\$14,120	\$330,840	\$330,840	
2018	\$316,720	\$14,120	\$330,840	\$330,840	\$6,542.81
2017	\$316,720	\$14,120	\$330,840	\$330,840	\$6,520.00

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$330,840	\$330,840	\$330,840	\$330,840
Portability	0	0	0	0
Assessed/SOH	\$330,840	\$330,840	\$330,840	\$330,840
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	\$330,840	\$330,840	\$330,840	\$330,840

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/26/2016	SW*-E	\$1,188,800	114016239	\$9.25	34,240	SF
4/30/2007	WD*-Q	\$1,550,000	44030 / 814			
6/23/2004	WD*	\$900,000	37720 / 1769			
1/5/1999	WD	\$20,000	29212 / 1459			
8/1/1990	QCD		17705 / 589			
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24			B					
L			B					
1								

TRAFFIC COUNT



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REGIONAL OVERVIEW | 2750-2790 N UNIVERSITY DR

TOWN OF DAVIE

A part of the greater Fort Lauderdale Metropolitan Area, the Town of Davie extends from Interstate 595, at its northern edge, south to a point near the intersection of Davie Road Extension and N University Drive. To the east, the town is bounded by the South Fork New River marinas, just west of Interstate 95, and continues west through to Interstate 75.

The subject property, located in Davie's southern-most tip, borders multiple neighborhoods with Cooper City to the west, Pembroke Pines to the Southwest, Davie to the North, and Hollywood to the Southeast.

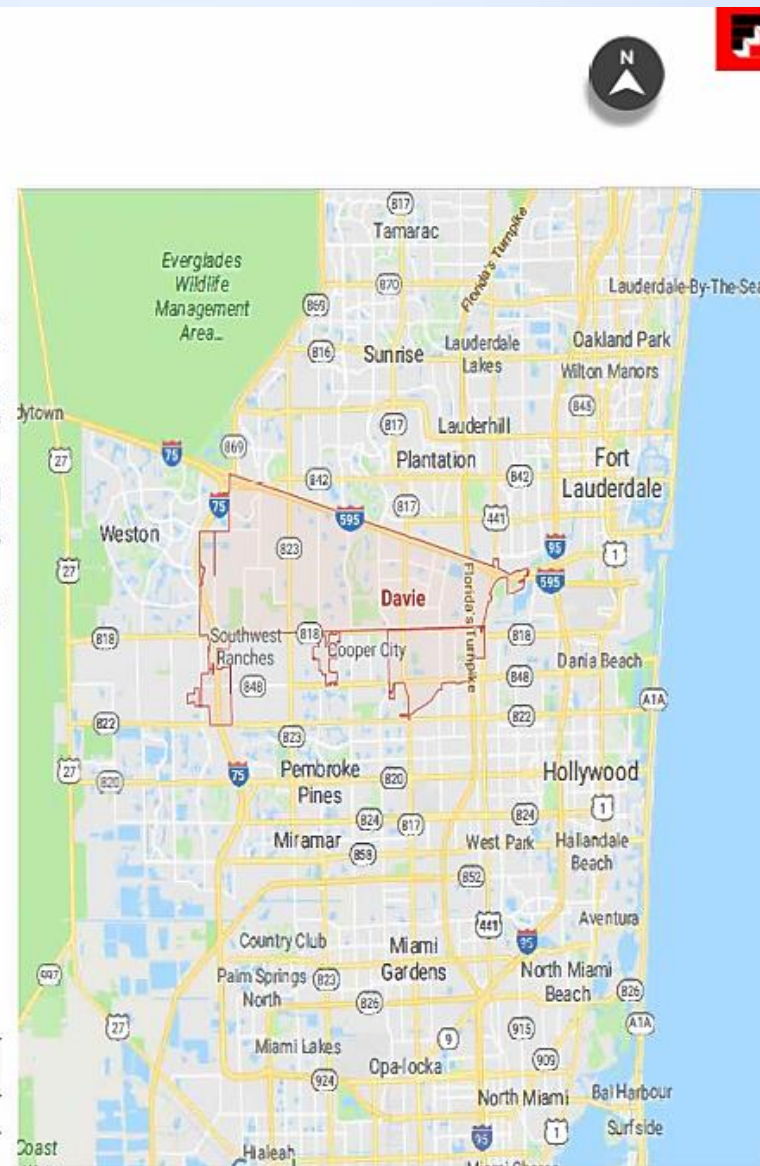
University Professional Plaza is situated less than 0.5 miles from Memorial Hospital Pembroke, 3.3 miles west southwest of Seminole Hard Rock Hotel & Casino, and 13 miles from Fort Lauderdale-Hollywood International Airport.

The subject property's trade area, with a population of 396,566, has a median household income of \$54,837, 11% higher than the Florida median household income. The median value of owner-occupied residential homes in Davie is \$225,500, a variance of 5.98% above the Florida median. Cost of living index is 7% higher than the U.S. average.

The largest percentage of the market area population comprises an educated, stable, family-oriented consumer base. Approximately two thirds of the region's housing is owner occupied.



	TOTAL POPULATION	MEDIAN HOUSEHOLD INCOME	SEP 2016 UNEMP. RATE	SEPT 2017 UNEMP. RATE
TOWN OF DAVIE	101,871	\$58,924	4.4%	2.9%
BROWARD COUNTY	1,900,000	\$60,900	4.8%	3.3%
MIAMI-FORT LAUDERDALE- WEST PALM BEACH MSA	6,066,387	\$50,441	5.0%	3.8%



B-2 ZONING

Town of Davie B-2 (Community Business) Zoning:

Commercial Conservation Districts: These districts are intended to preserve the character of existing nonresidential or commercial areas, neighborhoods and developments either in existence or under construction at the time of adoption of this chapter.

The district is the nonresidential or commercial version of the Neighborhood Conservation District. The district permits these areas to continue to develop in nonresidential or commercial uses but requires better landscaping and vehicular access control. The development standards are also intended to promote the upgrading of existing land uses.

Community Business (B-2) District. The B-2 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

COMMERCIAL, OFFICE AND BUSINESS DISTRICTS								
GENERAL USE	DISTRICTS							
	SC & B-1	WT & B-2	UC & B-3	O	FB	CC	C1	RO
Adult Arcade Amusement Center	N	N	*	N	N	N	N	N
Agricultural Use	*	*	*	*	N	*	N	*
Amusement Parks	N	N	N	N	N	N	N	N
Animal Hospital	P	P	P	N	N	N	P	N
Animal Kennel	N	N	N	N	N	N	P	N
Antique, Crafts Shops	P	P	P	N	N	N	N	N

B-2 ZONING

Athletic/Health Clubs, Gyms	N	P	P	N	P	*	P	N
Art Gallery	P	P	P	P	P	N	N	N
Auction House	N	*	*	N	N	N	*	N
Banks, Financial	P	P	P	P	P	P	N	*
Bakery, Delicatessen	P	P	P	N	P	*	P	N
Barber, Beauty Shops	P	P	P	N	P	*	P	N
Bars, Lounges	N	*	*	N	*	*	*	N
Bingo Establishments	N	1	1	N	N	N	*	N
Boat Yards	N	N	N	N	N	N	P	N
Bookstores, Newsstand	P	P	P	N	P	**	P	N
Botanical Gardens	N	N	N	N	P	N	P	N
Bottled Fuel	N	N	N	N	N	N	P	N
Bowling, Skating	N	P	P	N	N	N	P	N
Cabinet/Carpentry Shops	N	N	N	N	N	N	*	N
Car Wash	N	P	P	N	N	N	P	N

B-2 ZONING

Catering (Food)	N	P	P	N	N	P	P	N
Communication Apparatus	*	*	*	*	*	*	*	*
Contractor, office only	P	P	P	P	N	P	P	P
Convenience Stores	P	P	P	N	*	N	P	N
Dance Halls, Clubs	N	P	P	N	P	N	P	N
Distribution Facilities	N	N	N	N	N	N	P	N
Dry Cleaning	*	*	*	N	N	**	P	N
Farms	*	*	*	*	*	*	*	*
Florist, Plant Shop	P	P	P	N	P	**	P	N
Game Room, Arcade	N	P	P	N	N	N	P	N
Gift Shops	P	P	P	N	N	**	P	N
Golf Courses	N	P	P	N	P	N	N	N
Home Occupation	N	N	N	N	N	N	N	P
Hotels, Motels	N	N	*	N	P	*	N	N
Laboratories	N	N	N	P	P	P	P	N

B-2 ZONING

Landscape Maintenance Contractors	N	N	N	N	N	N	P	N
Light Fabrication	N	N	N	P	N	P	P	N
Machine Shop	N	N	N	N	N	N	P	N
Medical Clinic, Doctor's Office	N	P	P	N	N	P	N	P
Mini Warehouse/Self Storage	N	N	N	N	N	*	*	N
Mobile Home Sales	N	*	*	N	N	N	P	N
Mortuary	P	P	P	P	P	P	P	N
Motion Picture Studio	N	N	N	N	N	P	P	N
Motor Fuel Pumps	N	*	*	N	*	N	*	N
Motorcycle Shop	N	N	*	N	N	N	N	N
Movers	N	N	N	N	N	N	P	N
Movie Theater, Performing Arts	N	P	P	N	P	N	N	N
Night Clubs	N	*	*	N	*	**	*	N
Nursery, Child Care Facility	*	*	*	N	*	*	N	P
Office	P	P	P	P	P	P	P	P

B-2 ZONING

Office Equipment Sales	N	P	P	N	P	*	P	N
Parking Lot, Rental	N	P	P	N	*	N	N	N
Pawnshop	N	P	P	N	N	N	P	N
Personal Services	P	P	P	N	P	**	P	N
Pharmacy	N	P	P	N	P	*	P	N
Photographic Studio	P	P	P	N	P	P	P	N
Plant Nursery	P	P	P	P	P	N	P	P
Pool Rooms	N	P	P	N	N	N	P	N
Printer	N	P	P	N	P	P	P	N
Private Club	N	N	P	N	P	N	N	N
Radio or TV Station	N	N	N	N	N	P	P	N
Real Estate Office	P	P	P	P	*	P	P	P
Repair Shop, Except Vehicle or Boat Repair	N	P	P	N	N	N	P	N
Research Facilities	N	N	N	P	P	P	P	N
Residential Uses	*	N	*	N	*	*	*	*

B-2 ZONING

Restaurants, Fast Food	N	P	P	N	P	N	P	N
Restaurant, Other	*	P	P	N	P	*	*	N
Retail Sales Other	P	P	P	N	P	**	P	N
Sales Office	P	P	P	P	P	P	P	P
Schools—Special, Private	N	*	*	*	*	N	N	N
Schools, Trade, Vocational and Other	N	*	*	*	*	N	*	N
Service Stations	N	N	*	N	N	N	*	N
Sexually Oriented Business	N	N	P	N	N	N	N	N
Sheet Metal Shop	N	N	N	N	N	N	*	N
Special Residential Facilities	*	*	*	N	N	N	N	N
Sports Arena	N	N	N	N	N	N	N	N
Studios (Art, Music)	P	P	P	N	N	P	P	P
Tattoo Parlors	N	N	*	N	N	N	N	N
Vehicle Customizing	N	N	N	N	N	N	P	N
Vehicle, Boat, Truck, Repair Major	N	N	N	N	N	N	*	N

B-2 ZONING

Vehicle Repair, Minor	N	*	*	N	N	N	P	N
Vehicle Towing	N	N	N	N	N	N	*	N
Vehicle Sales and Rental	N	N	*	N	N	*	*	N
Warehouse, Storage	N	N	*	N	*	*	*	N
Watchman's Apartment	*	N	*	N	N	*	*	N
Wholesale	N	P	P	N	N	P	P	N

P = Permitted by right in this district.

N = Not permitted in this district.

* = Conditionally permitted subject to detailed use regulations (section [12-34](#)).

1 = Subject to detailed use regulations of [Chapter 13](#), Article V of Davie Code of Ordinances.

** = Limited to 20% of gross floor area.

Permitted uses, specified under each zoning district, are intended to express the intent and purpose of that district. All uses are subject to General Regulations, [section 12-33](#) and Detailed Use Regulations, [section 12-34](#) of this article.

(C)

Business Park and Industrial:

Mixed Use Development at Corner of Davie & Griffin

One of the most exciting projects being worked on at this time is a new mixed use development located at the southeast corner of Davie Road and Griffin Road. This is an approximately 14-acre site including the old Armadillo Square and the vacant Bianco property. The owner is Nob Hill Partners. What is being proposed is approximately 40,000 square feet of retail on the first floor of buildings fronting on Davie Road and Griffin Road with nearly 40,000 square feet of office on upper floors along with 230 condominium units on upper floors and in buildings to the rear of the commercial buildings.

The CRA has been working very closely with these owners toward developing a plan. The CRA role is to assist them toward making this project a reality. The approximate cost of the project is \$50 million.

Davie Rd Ext. Road Expansion & Development

BROWARD COUNTY, FL -The project to reconstruct Davie Road Extension from University Drive to Stirling Road will begin on Monday, January 29, 2018 with milling and resurfacing operations beginning during February. Barring any unforeseen conditions or weather delays the work should be completed by October 2018. The work is being performed by General Asphalt Company Inc.

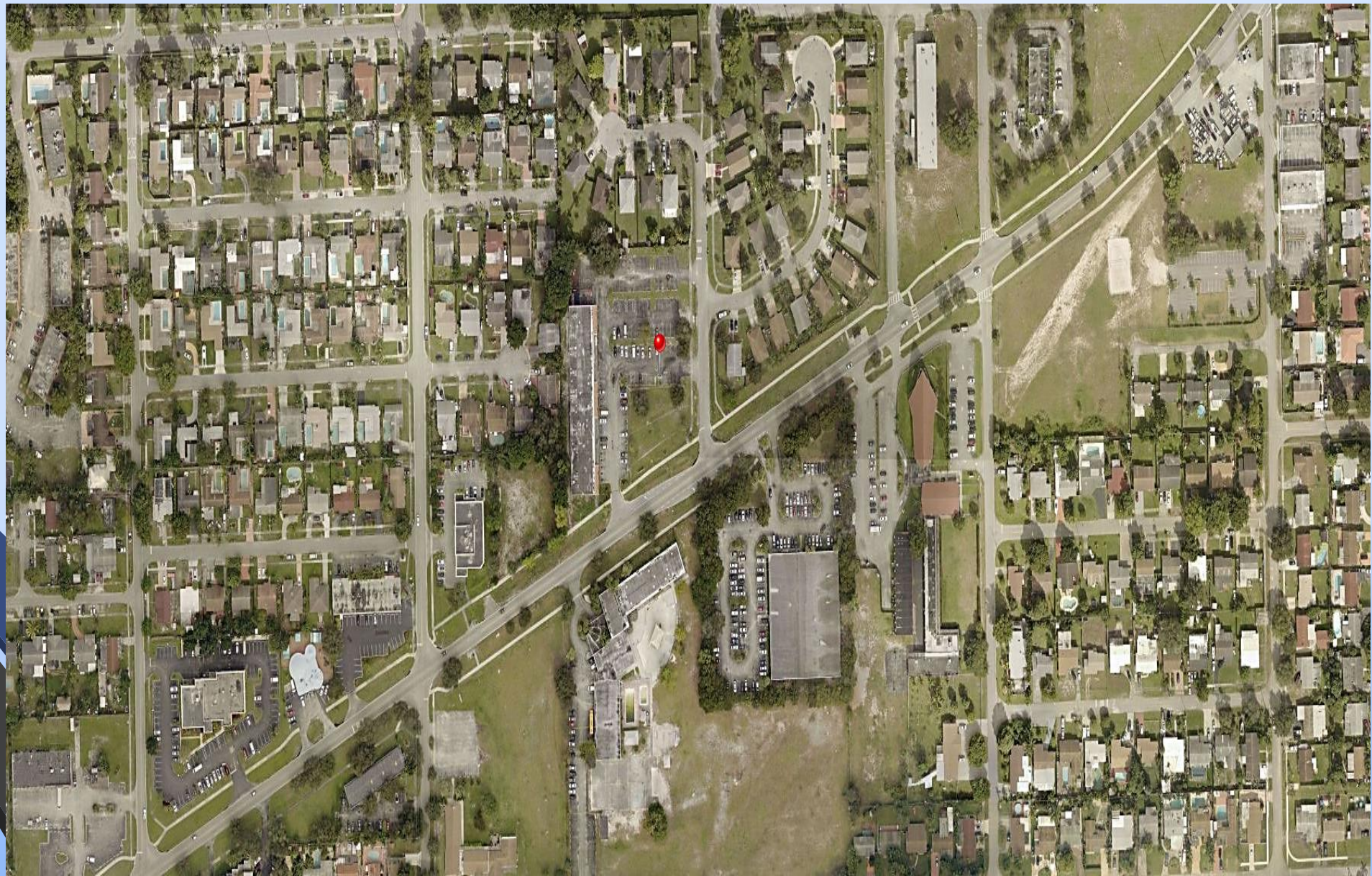
Project Overview:

The Highway Construction and Engineering Division is managing the construction of this project which includes:

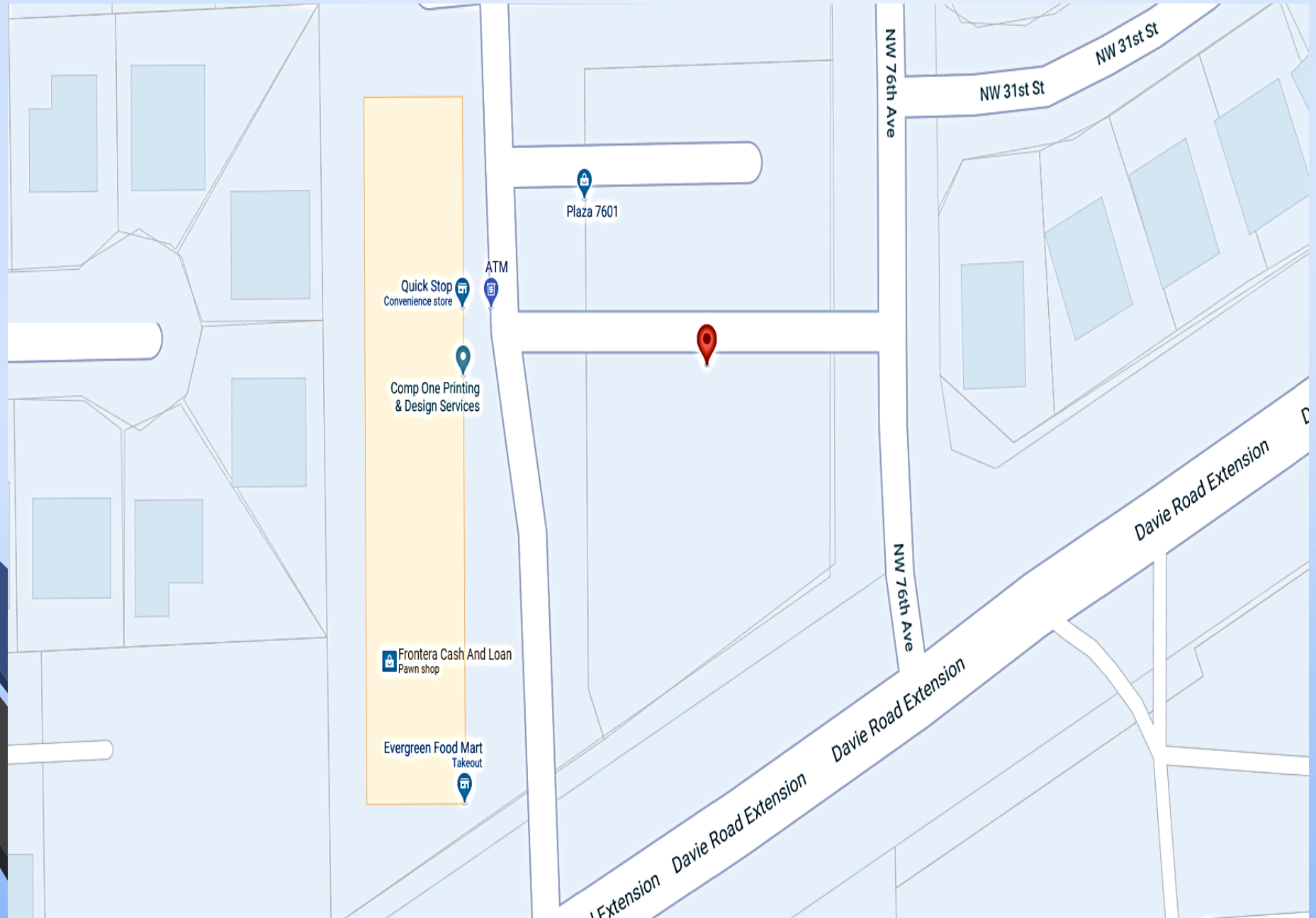
- Pavement widening
- Drainage improvements
- Traffic signalization
- Sidewalks and bicycle lanes
- Milling and resurfacing existing pavement
- Landscaped medians and irrigation

During construction, contractor personnel and inspection staff will work closely with residents and businesses in the area to minimize impacts caused by the project.

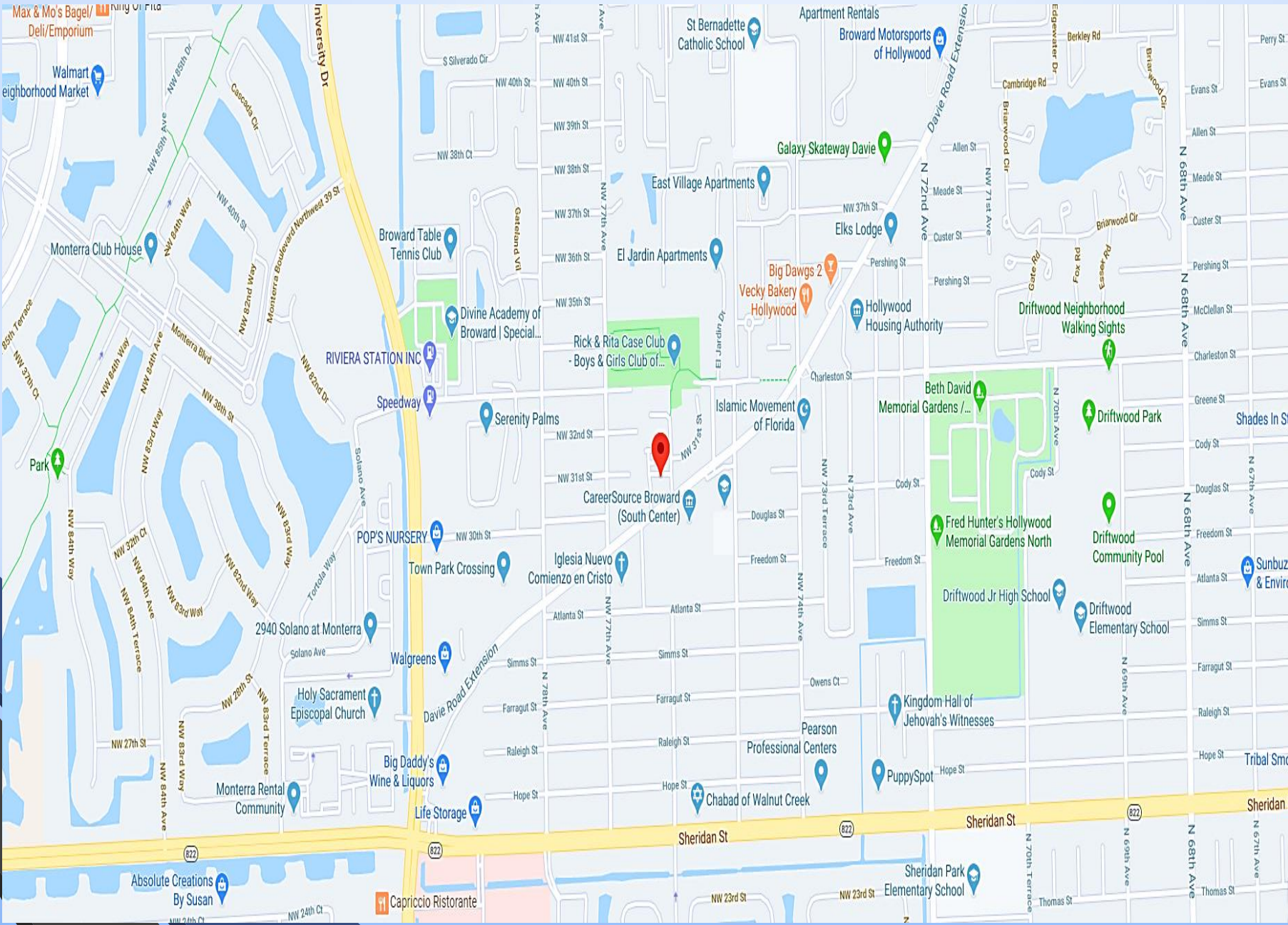
AERIAL



STREET MAP



AREA MAP

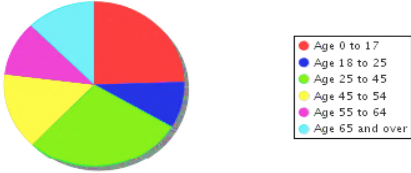


DEMOGRAPHICS

Demographic Overview For A 1 Mile Radius from Subject Property*

Persons	27,373	Families	6,944
Households	9,838	Persons Per Household	2.8
Percent Children	24.53 %		

Age Distribution



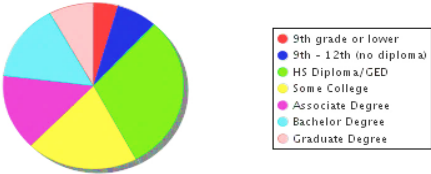
Occupancy – Rent vs Own



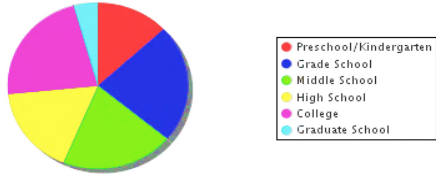
Source: 2010 Census / US Census Bureau

House Median Year Built	1983	Per Capita Income	\$27,774
Average Home Value	\$244,325	Average Household Income	\$62,653
Average Rent	\$1,441		

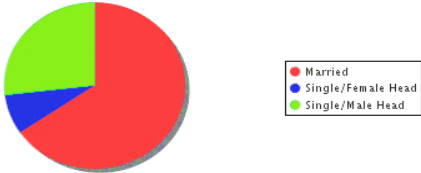
Education Attained



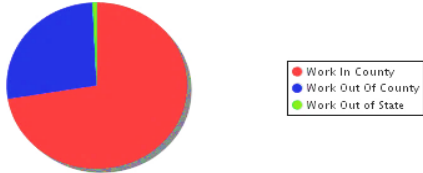
Education – Current Enrollment



Family Type



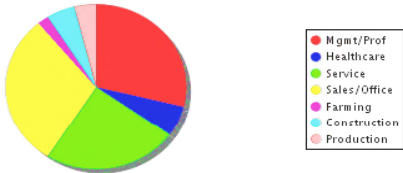
Place Of Employment



Year Built Distribution



Occupation



Source: 2018 American Community Survey, 5 year estimates / US Census Bureau

DEMOGRAPHICS



<u>Population Characteristic</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>Household Income</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Ages 0-4	927	6,679	20,178	Median Household Income	\$37,322	\$49,973	\$54,101
Ages 5-9	1,282	8,707	25,835	< \$10000	493	3,415	8,834
Ages 10-14	1,258	8,376	24,812	\$10000-\$14999	310	2,360	6,184
Ages 15-19	1,121	8,173	24,389	\$15000-\$19999	590	2,158	6,498
Ages 20-24	1,004	8,103	24,092	\$20000-\$24999	348	2,794	7,003
Ages 25-29	920	8,046	23,256	\$25000-\$29999	303	2,448	7,418
Ages 30-34	857	7,840	22,319	\$30000-\$34999	297	2,465	7,565
Ages 35-39	848	7,907	22,614	\$35000-\$39999	338	2,391	6,881
Ages 40-44	912	8,493	24,300	\$40000-\$44999	402	2,602	7,049
Ages 45-49	941	8,985	26,034	\$45000-\$49999	280	2,001	6,582
Ages 50-54	900	8,823	25,799	\$50000-\$59999	474	4,169	12,341
Ages 55-59	896	8,075	24,054	\$60000-\$74000	635	5,503	15,216
Ages 60-64	820	6,888	20,833	\$75000-\$99999	665	5,557	17,717
Ages 65-69	725	5,514	16,888	\$100000-\$124999	413	3,119	10,829
Ages 70-74	687	4,412	13,261	\$125000-\$149999	183	1,395	5,646
Ages 75-79	640	3,407	9,970	\$150000-\$199999	176	1,933	5,693
Ages 80-84	602	2,485	7,096	> \$200000	106	928	4,162
<u>Race Characteristic</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>Characteristic Housing</u>	<u>1 Mile</u>	<u>3 Mile</u>	
Non Hispanic White	11,341	92,749	231,176	Housing Units	6,956	49,699	
Population Black	2,822	18,080	101,876	Occupied Housing Units	6,377	45,171	
Population Am In/AK Nat	20	454	565	Owner Occupied Housing Units	4,245	30,792	
				Renter Occupied Housing Units	2,132	14,379	
				Vacant Housing Units	579	4,528	