
	DANIA FARMS Bid Comparison +/- 9.88 acres NE 10th Street Dania Beach, FL folio 5042 34 00 0030		
	D&B Ventures	US Hospitality Acquisitions	CBRE Comments
Initial Lease Term	10 years	5 years	D&B proposed an initial term which is 5 years longer than US Hospitality
Renewal Term	Four (4) renewal options of 10 years each	Ten (10) renewal options of 5 years each	D&B lease total 50 years US Hospitality lease total 55 years
Lease Commencement	Earlier of completion date of TI's or three years following Lease execution. Tenant shall commence the approval process and site planning within thirty (30) days of lease execution	Upon approval of curb cut to allow ingress/egress to the site and site plan approvals	Both are factoring in the time risk associated with the City of Dania Beach Zoning and Curb Cut Approvals
Rent Commencement	Earlier of completion date of TI's or three years following Lease execution	Four months after curb cut approval to make improvements to property	
Base Rent	\$150,000 annually NNN.	\$20,000 per acre or \$197,600 annually (9.88 acres)	D&B +/- \$750,000 first 5 years of lease term; +/- \$763,500 remaining 5 years of initial 10 year lease term + 1.8% escalation beginning year 6 US Hospitality +/- \$1,049,085 first 5 years of lease term + 3% escalations
Annual Increases	CPI after 5th year and every 5 years thereafter	3% annual over base year rental rate	3% generally greater than CPI
Operating Expenses	Sales Tax Property Tax Insurance Costs associated with maintaining property except maintenance of FPL powerlines expected to be maintained by FPL	Sales Tax Use tax	US Hospitality does not identify property tax as additional costs. This would need to be negotiated in the lease.
Leasehold Improvements Conducted by Bidder	Accepts Site "As is" Right to remove existing agriculture Right to construct any improvements Preliminary construction estimate of \$773,000	Proposes to complete Fill, geographical reports, paving , drainage, ancillary work Estimated to be \$335,000 per acre or \$3.3M +/-	US Hospitality appears to contemplate paving whereas D&B contemplates gravel fill. Re-use of US Hospitality Improvements is likely greater.
Deposit	10% of the first year rent deposited \$15,000	10% of the first year rent deposited \$19,760	Both bidders were responsive in their deposits
Use	Storage and parking of vehicles, trucks trailers, boats recreational vehicles Tenant anticipates proposed use will benefit the FLL International Airport, Port Everglades and surrounding areas.	Outside storage of cars/trucks and any other use permitted by zoning	
Contingencies	Site plan approval/intended use FPL approval Tenant retains right to terminate lease in the event such approvals are not obtained.	Site plan approval	Both parties essentially deliver the same outcome: in the event approvals are not obtained the lease either never commences (US Hospitality) or can be terminated (D&B).
Sublease	Tenants retains right to sublease all or a portion of the site without Landlord's approval.	Proposal is Silent	
Holdover Term	Initial three months of holdover following expiration of lease term equal to the last month's obligation. 150% of last months obligation thereafter Tenant is not liable for damages related to holdover	Proposal is Silent	
Ranking of Offers (1-2; 1 = most advantageous terms for City) lowest total= best overall for City			
SCORING CRITERIA	D&B Ventures	US Hospitality Acquisitions	CBRE comments
Fiscal Impact to City-Initial 5 Years	2	1	
Rent Increase	2	1	
Lease Term	1	1	
Perceived Residual Value of Site Improvements	2	1	
Total	7	4	
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City of Fort Lauderdale--DANIA FARMS - D&B VENTURES

	May-17	May-18	May-19	May-20	May-21	May-22	May-23	May-24	May-25	May-26	TOTAL
Base Rent Income	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00	152,700.00	152,700.00	152,700.00	152,700.00	152,700.00	1,513,500.00
Rent Concessions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Base Rent	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00	152,700.00	152,700.00	152,700.00	152,700.00	152,700.00	1,513,500.00
Other Expenses											
Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00	152,700.00	152,700.00	152,700.00	152,700.00	152,700.00	1,513,500.00

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City of Fort Lauderdale--DANIA FARMS - US HOSPITALITY ACQUISITIONS

	May-17	May-18	May-19	May-20	May-21	TOTAL
Base Rent Income	197,600.00	203,528.00	209,633.84	215,922.86	222,400.55	1,049,085.25
Rent Concessions	0.00	0.00	0.00	0.00	0.00	0.00
Base Rent	197,600.00	203,528.00	209,633.84	215,922.86	222,400.55	1,049,085.25
Other Expenses						
Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	197,600.00	203,528.00	209,633.84	215,922.86	222,400.55	1,049,085.25

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