



4030 S State Road 7 Matrix



	Bridge	Cabot/Butters	Liberty	Foundry	Prologis
	Subsidiary of BDP Industrial Development II, LP, which is an investment venture between subsidiaries of BDP Realty Holdings, LP and Banner Oak Industrial Development, LP.	Cabot Properties is a private equity real estate investment firm. Cabot has invested \$7.9 billion in industrial real estate. Butters Construction & Development has been a top industrial developer in South FL for 26 yrs. They have developed over 15 million sf.	www.libertyproperty.com	Partnered with Principal Real Estate Investors for this pursuit. PREI has \$60.3 billion in real estate assets under management and \$80 billion in real estate debt and equity transactions in the past decade	Global leader in logistics real estate w/ a focus on high-barrier, high growth markets. Has an A-/A3 credit rating, \$1.9B in annual operating income, \$77B assets under management
Purchase Price Minimum Bid \$13,226,000	\$13,500,000.00	\$13,400,000.00	\$14,250,001.00	\$12,000,000.00 * Does not meet minimum bid	\$12,500,000.00 * Does not meet minimum bid
Deposit 10% Required	\$1,350,000.00	\$1,340,000.00	\$1,425,000.10	\$1,200,000.00	None
Due Diligence Period	60 Days	60 Days from execution of PSA. Buyer shall have option to extend the Inspection period for 30 days with an additional refundable deposit of \$50,000	60 Days	60 Days	60 Days
Contingencies	None Identified	None Identified	None Identified	Obligation to close is expressly conditioned upon satisfaction of : i- Site plan approval by City of Dania Beach ii- Plat note amendment approval	None Identified
Intended Use	2 buildings totaling approx 327,967 SF	approx 262,780 SF industrial space	approx 260,000 SF light industrial / distribution / warehouse	Class A multi-tenant office warehouse complex	warehouse, distribution, logistics
Conveyance Document	Special Warranty Deed	Not Addressed Contract states Quitclaim Deed	Not Addressed Contract states Quitclaim Deed	Quitclaim Deed and warranty of bill of sale conveying marketable title	Special Warranty Deed
Post Closing Occupancy	Not Addressed Contract states: Seller shall have the right to lease existing facilities for four (4) months after closing at a rate of \$12.00psf	Seller can remain on site at no charge until Buyer begins construction	Seller shall have the right to lease 6,129 SF for four (4) months after closing at a rate of \$12.00psf	Seller shall have the right to lease existing facilities for four (4) months after closing at a rate of \$12.00psf	Not Addressed Contract states: Seller shall have the right to lease existing facilities for four (4) months after closing at a rate of \$12.00psf
Closing Time Frame	20 days from Due Diligence	30 days from Inspection Period	20 days from Due Diligence	30 days following the later to occur: 1) the end of Due Diligence 2) satisfaction of all Contingencies	30 days from Due Diligence
Closing Costs	Paid as provided in City's contract	Buyer and Seller shall split closing costs	Each party shall pay its own legal expenses.	Seller shall furnish at seller's expense title insurance commitment, recording deed- seller expense	Seller shall pay all transfer taxes and stamp taxes

Ranking of Offers (1-5; 1 = most advantageous terms for City) lowest total= best overall for City					
SCORING CRITERIA	Bridge	Cabot/Butters	Liberty	Foundry	Prologis
Purchase Price	2	3	1	5	5
Deposit	1	1	1	2	3
Due Diligence Period	1	2	1	3	1
Contingencies	1	1	1	2	1
Conveyance Document	2	1	1	1	2
Post Closing Occupancy	2	1	2	2	2
Closing	1	2	1	3	2
Closing Costs	1	2	1	2	2
Total	11	13	9	20	18

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