

July 28, 2022

Mr. Alex Arostegui
Morgan Group Development, LLC
2750 NW 3rd Avenue, Suite 2
Miami, Florida 33127

**Re: Pompano Citi Centre – Parking Demand Analysis
Pompano Beach, Florida**

Dear Mr. Arostegui:

Kimley-Horn and Associates, Inc. has prepared this parking demand analysis for Pompano Citi Centre to account for the proposed redevelopment of a portion of the existing Pompano Citi Centre located at 1200 NE 23rd Street in Pompano Beach, Florida. Pompano Citi Centre is an approximately 972,000 square-foot shopping center. Currently, the site proposed for redevelopment is occupied by a 146,942 square-foot Macy's department store and surface parking lots consisting of approximately 1,046 parking spaces. The proposed redevelopment consists of 352 mid-rise residential units. A project location map of the redevelopment is provided in Attachment A.

PARKING DEMAND ANALYSIS

A parking demand analysis was performed using parking occupancy data to determine if the provided parking spaces are expected to be sufficient to accommodate the Pompano Citi Centre parking demand for the entire site. Parking occupancy data was collected on Tuesday, June 21, 2022, Thursday, June 23, 2022, and Saturday, June 25, 2022 to evaluate the actual weekday and weekend parking demand. The three (3) data collection periods were conducted during a consecutive 14-hour period in order to identify the overall peak parking demand. An initial count of occupied parking spaces was collected at 7:00 A.M. to establish a baseline parking demand. Counts were collected hourly until 9:00 P.M. The parking occupancy data is presented in Attachment B.

The weekday parking demand was found to be 734 parking spaces, which occurred at 2:00 P.M. on Thursday, June 23, 2022. The weekend parking demand was found to be 766 parking spaces, which occurred at 2:00 P.M. Therefore, an overall parking demand of 766 spaces was utilized in the analysis. The appropriate Florida Department of Transportation (FDOT) peak season conversion factor (PSCF) of 1.05 was applied to the overall parking demand data to adjust for peak season conditions, resulting in a peak existing parking demand of 804 spaces. Note that 78 percent (78%) of the existing leasing area, or 76 percent (76%) of active units, is currently leased in Pompano Citi Centre. To provide a conservative analysis, the existing peak season parking demand was increased by a factor of 1.515 based on the existing area percent occupied (76%) to determine the maximum peak season parking demand. Detail PSCF and rent roll data is provided in Attachment B.

Based on the collected parking inventory data, a total of 3,345 parking spaces are currently provided on site. The proposed redevelopment will eliminate approximately 1,046 parking spaces. Therefore, Pompano Citi Centre is expected to provide approximately 2,299 parking spaces after the proposed redevelopment is complete.

As Table 1 indicates, the overall peak season maximum parking demand was calculated to be 1,058 parking spaces, corresponding to a 1,241-parking space surplus.

Table 1: Adjusted Parking Counts	
Existing Demand	766 spaces
PSCF	1.05
Existing Peak Demand	804 spaces
Maximum Occupancy Factor	1.316
Peak Season Maximum Demand	1,058 spaces
Provided Parking	2,299 spaces
Available Parking	1,241 spaces

CONCLUSION

A parking demand analysis was performed for Pompano Citi Centre using parking occupancy data to determine if the provided parking spaces are sufficient to accommodate demand after the proposed elimination of approximately 1,046 parking spaces. The overall peak season maximum parking demand was calculated to be 1,058 parking spaces, resulting in 1,241 available parking spaces. Therefore, the provided parking spaces are expected to be sufficient to accommodate the proposed changes to Pompano Citi Centre.

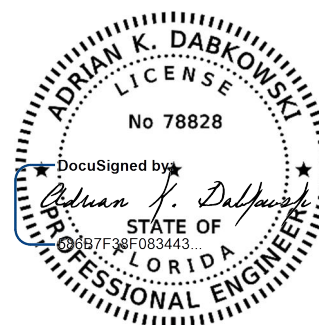
If you have any questions regarding this analysis, please feel free to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adrian K. Dabkowski, P.E., PTOE
Vice President

Attachments



This item has been digitally signed and sealed by Adrian K. Dabkowski, P.E., PTOE, on 7/28/2022 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature authentication code must be verified on any electronic copies.

Adrian K. Dabkowski, P.E., PTOE
Florida Registration Number 78828
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, Florida 33324

DRC

PZ21-12000042

10/19/2022

Attachment A

Location Map

DRC

PZ21-12000042
10/19/2022



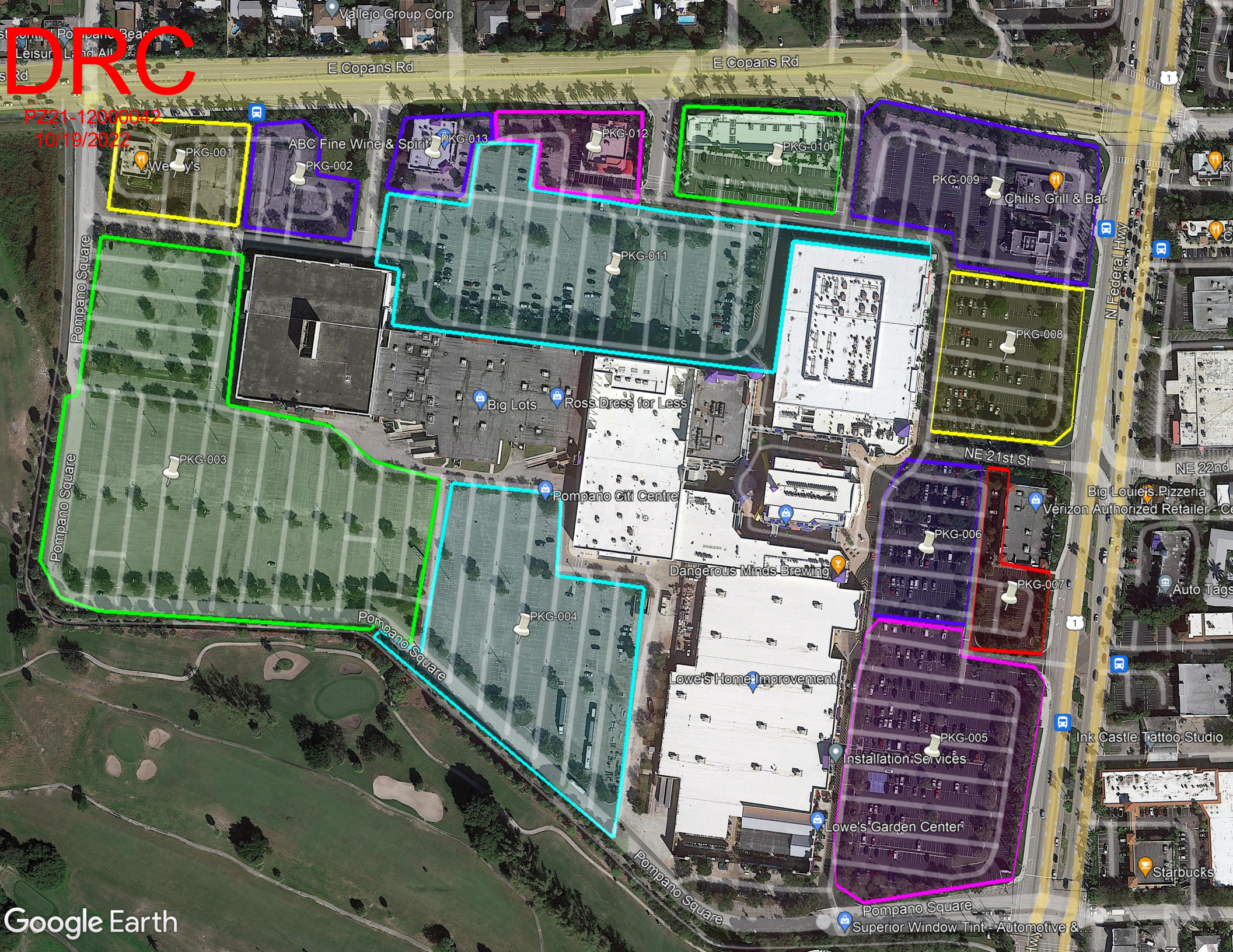
DRC

PZ21-12000042

10/19/2022

Attachment B

Parking Occupancy Data



DRRC

PZ21-12000042
10/19/2022

DRC

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 801 CEN.-W OF US1 TO SR7

MOCF: 0.97

WEEK	DATES	SF	PSCF
PZ21-12000042			
1	01/01/2019 - 01/05/2019	1.00	1.03
2	01/06/2019 - 01/12/2019	1.00	1.03
3	01/13/2019 - 01/19/2019	1.01	1.04
4	01/20/2019 - 01/26/2019	1.00	1.03
5	01/27/2019 - 02/02/2019	0.99	1.02
* 6	02/03/2019 - 02/09/2019	0.98	1.01
* 7	02/10/2019 - 02/16/2019	0.97	1.00
* 8	02/17/2019 - 02/23/2019	0.97	1.00
* 9	02/24/2019 - 03/02/2019	0.97	1.00
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.97	1.00
*13	03/24/2019 - 03/30/2019	0.97	1.00
*14	03/31/2019 - 04/06/2019	0.97	1.00
*15	04/07/2019 - 04/13/2019	0.98	1.01
*16	04/14/2019 - 04/20/2019	0.98	1.01
*17	04/21/2019 - 04/27/2019	0.99	1.02
*18	04/28/2019 - 05/04/2019	0.99	1.02
19	05/05/2019 - 05/11/2019	1.00	1.03
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.01	1.04
22	05/26/2019 - 06/01/2019	1.01	1.04
23	06/02/2019 - 06/08/2019	1.01	1.04
24	06/09/2019 - 06/15/2019	1.02	1.05
25	06/16/2019 - 06/22/2019	1.02	1.05
26	06/23/2019 - 06/29/2019	1.02	1.05
27	06/30/2019 - 07/06/2019	1.03	1.06
28	07/07/2019 - 07/13/2019	1.03	1.06
29	07/14/2019 - 07/20/2019	1.04	1.07
30	07/21/2019 - 07/27/2019	1.03	1.06
31	07/28/2019 - 08/03/2019	1.02	1.05
32	08/04/2019 - 08/10/2019	1.02	1.05
33	08/11/2019 - 08/17/2019	1.01	1.04
34	08/18/2019 - 08/24/2019	1.02	1.05
35	08/25/2019 - 08/31/2019	1.03	1.06
36	09/01/2019 - 09/07/2019	1.03	1.06
37	09/08/2019 - 09/14/2019	1.04	1.07
38	09/15/2019 - 09/21/2019	1.05	1.08
39	09/22/2019 - 09/28/2019	1.04	1.07
40	09/29/2019 - 10/05/2019	1.02	1.05
41	10/06/2019 - 10/12/2019	1.01	1.04
42	10/13/2019 - 10/19/2019	1.00	1.03
43	10/20/2019 - 10/26/2019	1.00	1.03
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.00	1.03
46	11/10/2019 - 11/16/2019	1.00	1.03
47	11/17/2019 - 11/23/2019	1.00	1.03
48	11/24/2019 - 11/30/2019	1.00	1.03
49	12/01/2019 - 12/07/2019	1.00	1.03
50	12/08/2019 - 12/14/2019	1.00	1.03
51	12/15/2019 - 12/21/2019	1.00	1.03
52	12/22/2019 - 12/28/2019	1.00	1.03
53	12/29/2019 - 12/31/2019	1.01	1.04

* PEAK SEASON

14-FEB-2020 15:39:26

830UPD

4_8601_PKSEASON.TXT

Parking Study

Location: COMPANIO CENTER - 1955 N Federal HWY
City: Pompano Beach, FL

Date: 6/21/2022
Day: Tuesday

PZ21-12000042 10/19/2022		Inventory	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Lot	Space Type																
PKG-001	Regular	90	10	18	18	20	19	20	26	27	15	18	19	9	6	12	7
	Handicap	2	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
	Wendy's Mobile Order Pick Up	3	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0
PKG-002	Regular	32	0	0	0	0	0	0	1	2	1	0	0	1	1	0	1
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PKG-003	Regular	742	7	8	10	2	4	5	7	6	3	7	10	11	11	12	4
	Handicap	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Illegal	-	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
PKG-004	Regular	554	13	37	63	60	81	69	74	68	75	74	45	27	17	9	5
	Handicap	8	0	2	5	6	7	6	6	7	6	6	3	2	2	0	0
	JC Penny Curbside	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Practice Parking Road Test Only	6	0	0	1	2	4	0	4	2	3	1	0	0	0	0	0
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PKG-005	Regular	416	42	68	86	98	135	119	117	136	99	92	84	79	57	48	51
	Handicap	12	1	3	3	6	7	7	9	8	12	8	4	7	3	2	3
	Lowe's Pro Customer Parking	12	2	1	2	1	4	1	6	3	1	2	4	2	3	1	1
	Veterans Parking Only	4	1	1	0	0	1	2	2	2	1	1	0	2	3	3	4
	Pro Free Air Zone	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Curbside Pick Up Lowe's	8	1	1	0	0	1	1	0	0	0	0	0	0	1	0	1
PKG-006	Regular	137	5	26	47	74	88	83	101	96	105	90	75	67	64	48	31
	Handicap	2	0	1	1	1	2	0	2	1	2	2	1	1	1	1	1
	Lowe's Pro Customer Parking	2	0	1	0	1	1	0	1	2	2	2	1	2	1	0	0
PKG-007	Regular	57	1	3	7	10	10	14	12	12	14	14	10	9	7	3	3
	Handicap	2	0	0	0	0	2	2	2	2	1	2	1	1	1	1	0
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PKG-008	Regular	236	4	15	23	51	68	92	92	78	67	76	64	66	57	54	39
	Handicap	6	2	2	3	4	4	5	5	5	4	4	4	3	3	3	2
	Illegal	-	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
PKG-009	Regular	217	0	5	8	13	18	36	31	42	34	35	31	36	39	41	27
	Handicap	4	0	0	0	0	0	1	1	1	3	2	2	4	3	2	1
	Curbside To-Go Chillis	8	0	0	0	0	0	2	0	5	2	1	0	1	4	1	1
	Chase for Bank Patrons Only	4	0	0	1	2	1	1	1	2	1	2	1	0	1	1	1
	Chase Reserved Handicap	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
PKG-010	Regular	71	0	3	6	11	9	9	8	11	10	10	7	6	7	2	0
	Handicap	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PKG-011	Regular	594	17	32	49	99	135	153	161	152	154	150	152	124	116	100	52
	Handicap	15	0	0	1	6	7	7	7	5	8	6	6	7	6	3	1
	Pick Up ABC	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Petsmart Curbside Pick Up	4	0	0	0	0	0	1	0	0	1	2	1	0	0	0	1
	Big Lots! Curbside Pick Up	4	0	0	0	0	0	1	1	1	2	1	0	0	1	0	0
PKG-012	Regular	46	1	1	1	10	6	10	17	9	14	14	12	21	21	21	20
	Handicap	2	0	0	0	0	0	1	2	1	2	0	0	2	2	2	2
	J Marks Curbside Pick Up	4	0	0	0	0	0	0	0	0	1	2	1	1	0	0	0
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PKG-013	Regular	22	0	0	1	5	3	3	2	4	3	8	7	6	7	7	2
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
	Illegal	-	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Total Demand		3345	109	228	336	483	619	652	700	693	647	635	545	498	447	378	263

Parking Study

Location: COMPANIO CENTER - 1955 N Federal HWY
City: Pompano Beach, FL

Date: 6/23/2022
Day: Thursday

PZ21-12000042 10/19/2022		Inventory	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Lot	Space Type																
PKG-001	Regular	90	12	14	17	16	17	18	17	21	16	8	7	10	5	5	13
	Handicap	2	0	0	0	0	0	1	0	0	1	0	1	1	0	0	1
	Wendy's Mobile Order Pick Up	3	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
PKG-002	Regular	32	2	4	4	4	4	4	3	4	4	1	0	1	1	1	1
	Illegal	-	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
PKG-003	Regular	742	11	13	10	5	2	6	10	2	2	3	3	10	13	18	4
	Handicap	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0
PKG-004	Regular	554	26	55	60	81	68	61	80	84	54	58	37	23	16	8	3
	Handicap	8	1	3	3	3	0	4	5	5	4	3	2	2	0	0	0
	JC Penny Curbside	2	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0
	Practice Parking Road Test Only	6	0	0	2	0	0	3	4	0	0	0	0	0	0	0	0
	Illegal	-	0	0	0	0	0	0	1	1	0	0	0	1	0	0	0
PKG-005	Regular	416	46	75	99	119	133	102	112	121	95	92	86	95	79	85	63
	Handicap	12	0	2	4	3	8	4	7	6	4	4	1	1	0	4	3
	Lowe's Pro Customer Parking	12	1	3	4	4	3	6	3	4	5	3	2	2	2	2	0
	Veterans Parking Only	4	0	2	1	1	2	2	3	1	2	1	2	1	2	2	0
	Pro Free Air Zone	-	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
	Curbside Pick Up Lowe's	8	1	2	0	0	2	1	1	0	1	1	0	2	1	1	4
PKG-006	Regular	137	16	43	50	86	96	97	88	120	118	89	92	97	89	64	47
	Handicap	2	0	0	0	2	2	2	2	2	2	2	1	1	2	2	0
	Lowe's Pro Customer Parking	2	0	1	0	0	0	1	0	0	1	1	0	1	0	1	0
PKG-007	Regular	57	4	4	6	12	14	13	17	14	13	14	10	15	6	4	6
	Handicap	2	1	1	1	1	1	1	2	2	2	2	0	0	0	0	0
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PKG-008	Regular	236	13	17	30	53	60	73	80	101	82	75	87	114	83	69	62
	Handicap	6	1	1	2	1	3	4	6	4	2	3	2	3	1	1	4
	Illegal	-	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
PKG-009	Regular	217	2	6	13	13	18	28	41	39	38	42	30	41	46	42	54
	Handicap	4	0	0	0	1	1	3	2	4	4	3	1	3	4	1	1
	Curbside To-Go Chillis	8	0	0	0	0	0	0	2	0	0	0	0	2	2	2	4
	Chase for Bank Patrons Only	4	1	1	3	0	3	0	0	3	1	2	0	2	1	0	0
	Chase Reserved Handicap	1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0
	Illegal	-	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0
PKG-010	Regular	71	0	0	0	10	13	11	12	8	10	13	15	10	12	6	0
	Handicap	4	0	0	0	1	1	0	1	0	1	1	1	0	0	0	0
PKG-011	Regular	594	16	40	72	106	115	149	170	166	157	175	153	139	158	108	56
	Handicap	15	0	1	5	4	5	3	4	1	3	2	3	2	5	4	2
	Pick Up ABC	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Petsmart Curbside Pick Up	4	0	0	0	0	0	1	0	0	1	2	0	0	0	0	1
	Big Lots! Curbside Pick Up	4	0	0	0	0	0	1	2	0	0	1	0	0	0	0	0
	Illegal	-	1	0	0	0	0	0	0	1	3	0	0	1	1	0	1
PKG-012	Regular	46	4	4	5	10	11	21	20	8	15	13	15	20	15	16	13
	Handicap	2	0	0	0	0	0	2	2	2	2	1	2	2	1	2	2
	J Marks Curbside Pick Up	4	0	0	0	0	0	2	0	0	0	0	0	0	0	0	1
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PKG-013	Regular	22	0	0	0	4	5	3	3	6	3	8	6	7	5	2	2
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
Total Demand		3345	159	292	392	541	588	627	700	734	650	628	562	610	552	451	348

Parking Study

Location: COMPANIO CENTER - 1955 N Federal HWY
City: Pompano Beach, FL

Date: 6/25/2022
Day: Saturday

PZ21-12000042 10/19/2022		Inventory	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Lot	Space Type																
PKG-001	Regular	90	0	2	7	4	5	7	11	11	4	3	5	5	4	2	1
	Handicap	2	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0
	Wendy's Mobile Order Pick Up	3	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0
PKG-002	Regular	32	0	0	1	0	0	0	0	3	0	0	0	0	0	0	1
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PKG-003	Regular	742	17	10	11	8	6	3	5	3	4	3	5	5	9	4	7
	Handicap	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Illegal	-	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0
PKG-004	Regular	554	19	40	55	76	75	71	40	30	27	25	24	16	15	10	9
	Handicap	8	0	1	1	1	2	0	1	1	1	0	0	0	0	0	0
	JC Penny Curbside	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Practice Parking Road Test Only	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Illegal	-	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
PKG-005	Regular	416	46	64	78	110	132	134	131	134	127	117	89	64	51	39	34
	Handicap	12	1	3	5	4	3	7	7	11	8	6	3	2	3	3	2
	Lowe's Pro Customer Parking	12	2	5	3	4	2	7	3	3	5	4	3	4	2	2	2
	Veterans Parking Only	4	0	0	0	2	2	3	3	2	3	3	1	2	2	3	1
	Pro Free Air Zone	-	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
	Curbside Pick Up Lowe's	8	2	3	3	2	2	2	3	2	2	1	1	1	1	1	1
PKG-006	Regular	137	7	16	52	72	83	90	95	96	90	97	75	88	123	132	116
	Handicap	2	0	0	1	2	1	2	2	1	2	2	0	2	2	2	2
	Lowe's Pro Customer Parking	2	0	1	0	2	0	2	0	0	0	1	1	1	2	2	1
PKG-007	Regular	57	0	1	5	7	10	8	10	8	9	10	11	11	10	9	7
	Handicap	2	0	0	0	0	0	1	0	0	1	0	0	0	0	1	0
	Illegal	-	0	0	0	1	1	2	3	0	3	2	2	1	1	1	1
PKG-008	Regular	236	12	14	30	54	63	101	121	139	133	105	95	105	84	70	56
	Handicap	6	1	1	1	5	5	6	3	6	6	5	5	4	5	2	3
	Illegal	-	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
PKG-009	Regular	217	2	8	19	15	22	36	46	50	49	47	50	57	46	51	43
	Handicap	4	0	0	2	0	1	1	1	3	0	0	2	2	1	2	0
	Curbside To-Go Chillis	8	0	0	0	0	0	0	1	1	2	0	2	4	0	2	4
	Chase for Bank Patrons Only	4	0	0	0	1	0	2	2	3	0	0	1	1	0	1	2
	Chase Reserved Handicap	1	0	0	0	1	1	0	1	1	0	0	0	0	0	0	0
PKG-010	Regular	71	0	0	1	6	7	10	8	5	9	8	10	8	6	2	0
	Handicap	4	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
PKG-011	Regular	594	12	27	45	93	129	161	222	215	221	147	109	82	94	64	57
	Handicap	15	1	1	3	4	4	3	5	5	7	6	6	5	3	4	3
	Pick Up ABC	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Petsmart Curbside Pick Up	4	0	2	1	0	1	2	2	1	0	0	2	0	1	0	0
	Big Lots! Curbside Pick Up	4	0	0	0	0	1	0	2	1	0	0	1	0	1	0	0
PKG-012	Regular	46	0	1	1	4	5	11	19	15	23	26	24	15	24	30	21
	Handicap	2	0	0	0	0	0	1	1	1	0	0	0	0	2	2	1
	J Marks Curbside Pick Up	4	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PKG-013	Regular	22	0	0	0	5	3	7	6	8	7	8	5	4	8	10	6
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Demand		3345	124	200	325	485	566	681	757	766	744	626	532	489	500	451	381

DRC

PZ21-12000042

10/19/2022

	Unit Count	Unit %	Total Leased Area	Area %
Pompano Citi Centre				
Leased	55	75.34%	324,236.00	82.98%
Vacant	18	24.66%	66,493.00	17.02%
Sears				
Leased	14	77.78%	108,911.00	65.96%
Vacant	4	22.22%	56,215.00	34.04%
Total				
Leased	69	76%	433,147.00	78%
Vacant	22	24%	122,708.00	22%
	91		555,855.00	

PZ21-12000042
10/19/2022

Property: Pompano Citi Centre (1100)

As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF
Bitelicious						note_rec	7/1/2020	10/31/2023	\$	469.48						
	Lease ID: pcc080 Lease Type: ret-nnn Commencement Date: 10/20/2016 Open Date: 10/20/2016 Original End Date: 04/30/2023 Expiration Date: 11/22/2023 % in Lieu: 0.0000 Co-Tenancy: 0.0000 Annual Payer T No Annual Payer Ir No															
						Total:			\$	469.48	-					
Reflections Hallmark																
	Lease ID: pcc045 Lease Type: ret-gros Commencement Date: 03/01/2011 Open Date: 03/01/2011 Original End Date: 02/29/2016 Expiration Date: 01/31/2023 % in Lieu: 0.0000 Co-Tenancy: 0.0000 Annual Payer T No Annual Payer Ir No															
						Total:			\$	-	-					
PetSmart	B-1	Anchor	15,050	15,050		cam_est	6/20/2016	6/30/2026	\$	4,166.02	3.32					
						ins_est	1/1/2021	6/30/2026	\$	1,501.22	1.20					
	Lease ID: pcc069 Lease Type: ret-nnn Commencement Date: 06/20/2016 Open Date: 06/20/2016 Original End Date: 06/30/2026 Expiration Date: 06/30/2026 % in Lieu: 0.0000 Co-Tenancy: 0.0000 Annual Payer T No Annual Payer Ir No															
						retx_est	6/20/2016	6/30/2026	\$	2,210.54	1.76					
						rnt_br	7/1/2021	6/30/2026	\$	23,077.08	18.40					

<div><div>DRC</div><div>PZ21-12000042 10/19/2022</div></div> <div>Rent Roll by Unit Property: Pompano Citi Centre (1100) As Of: 2022-06-30</div>																
DBA	Unit(s) Unit Type(s)		Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF
	% in Lieu: 0.0000 Co-Tenancy: 0.0000 Annual Payer T No Annual Payer Ir No															
						Total:			\$ 10,145.84	24.35						
Rack Room Shoes	C102	retail	6,000	6,000		cam_est	9/1/2017	8/31/2022	\$ 2,099.63	4.20						
						retx_est	9/1/2017	8/31/2022	\$ 1,067.29	2.13						
						rnt_br	9/1/2017	8/31/2022	\$ 8,686.70	17.37						
						Total:			\$ 11,853.62	23.71						
Foot Locker	C103	retail	3,000	3,000		ins_est	1/1/2021	8/31/2022	\$ 287.39	1.15						
						oth_fc	9/1/2019	8/31/2022	\$ 1,192.50	4.77						
						oth_pro	9/1/2019	8/31/2022	\$ 125.00	0.50						
						retx_est	9/1/2019	8/31/2022	\$ 571.32	2.29						
						rnt_br	9/1/2019	8/31/2022	\$ 7,750.00	31.00						
						utl_est	9/1/2019	8/31/2022	\$ 101.02	0.40						
						Total:			\$ 10,027.23	40.11						
Vacant	C104	retail	2,734	2,734												
Chuck E. Cheese's	C201	retail	15,324	15,324		ins_est	1/1/2021	11/30/2024	\$ 1,532.40	1.20		ins_est	12/1/2024	11/30/2029	\$ 1,532.40	1.20
						oth_fc	12/1/2021	11/30/2022	\$ 4,705.65	3.68		oth_fc	12/1/2022	11/30/2023	\$ 4,823.29	3.78

DBA	Unit(s)Unit Type(s)		Leased Square Footage	Actual Square Footage		Current Charges						Future Charges						
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		
	Lease ID:	pcc013	2,788	2,788		retx_est	11/24/2014	11/30/2024	\$ 1,404.70	1.10		oth_fc	12/1/2023	11/30/2024	\$ 4,943.87	3.87		
	Lease Type:	ret-nnn				rnt_br	12/1/2019	11/30/2024	\$ 12,642.25	9.90		oth_fc	12/1/2024	11/30/2029	\$ 4,943.87	3.87		
	Commencement Date:	10/11/2013								retx_est		12/1/2024	11/30/2029	\$ 1,404.70	1.10			
	Open Date:	10/11/2013								rnt_br		12/1/2024	11/30/2029	\$ 13,906.50	10.89			
	Original End Date:	11/30/2024																
	Expiration Date:	11/30/2029																
	% in Lieu:	0.0000																
	Co-Tenancy:	0.0000																
	Annual Payer T No																	
	Annual Payer Ir No																	
					Total:	\$ 20,285.0015.88												
Vacant	C204	retail	2,788	2,788														
Armonia Jewelry	D101	retail	450	450								cam_est	9/18/2022	9/30/2027	\$ 232.13	6.19		
												ins_est	9/18/2022	9/30/2027	\$ 19.50	0.52		
	Lease ID:	pcc114						retx_est	9/18/2022	9/30/2027		\$ 68.63	1.83					
	Lease Type:	ret-nnn						rnt_br	9/18/2022	9/30/2023		\$ 1,387.50	37.00					
	Commencement Date:	09/18/2022						rnt_br	10/1/2023	9/30/2024		\$ 1,429.13	38.11					
	Open Date:	09/18/2022						rnt_br	10/1/2024	9/30/2025		\$ 1,471.88	39.25					
	Original End Date:	09/30/2027						rnt_br	10/1/2025	9/30/2026		\$ 1,516.13	40.43					
	Expiration Date:	09/30/2027						rnt_br	10/1/2026	9/30/2027		\$ 1,561.50	41.64					
	% in Lieu:	0.0000																
	Co-Tenancy:	0.0000																
Annual Payer T No																		
Annual Payer Ir No																		
					Total:	\$ - -												
LS Nails & Spa	D102-103	retail	1,949	1,949		cam_est	6/17/2020	9/30/2025	\$ 1,005.36	6.19		rnt_br	10/1/2022	9/30/2023	\$ 4,969.95	30.60		
						ins_est	1/1/2021	9/30/2025	\$ 100.70	0.62		rnt_br	10/1/2023	9/30/2024	\$ 5,119.37	31.52		
	Lease ID:	pcc032						retx_est	6/17/2020	9/30/2025		\$ 297.22	1.83	rnt_br	10/1/2024	9/30/2025	\$ 5,273.67	32.47
	Lease Type:	ret-nnn						rnt_br	10/1/2021	9/30/2022		\$ 4,825.40	29.71					
	Commencement Date:	04/09/2014																
	Open Date:	04/09/2014																
	Original End Date:	11/30/2019																
	Expiration Date:	09/30/2025																
	% in Lieu:	0.0000																
	Co-Tenancy:	0.0000																
Annual Payer T No																		
Annual Payer Ir No																		

DRC

PZ21-12000042
10/19/2022

Rent Roll by Unit

Property: Pompano Citi Centre (1100)

As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

					Total:			\$ 6,228.68		38.35						
Edible Arrangements	D105	retail	1,342	1,342	cam_est	3/1/2017	8/31/2026	\$	611.73	5.47						
					retx_est	3/1/2017	8/31/2026	\$	185.64	1.66						
	Lease ID:	pcc070			rnt_br	9/1/2021	8/31/2026	\$	2,755.57	24.64						
	Lease Type:	ret-nnn														
	Commencement Date:	12/11/2015														
	Open Date:	12/11/2015														
	Original End Date:	08/31/2026														
	Expiration Date:	08/31/2026														
	% in Lieu:	0.0000														
	Co-Tenancy:	0.0000														
Annual Payer T	No															
Annual Payer Ir	No															
					Total:			\$ 3,552.94		31.77						
Vacant	D107	retail	1,636	1,636												
GameStop	D109	retail	1,550	1,550	cam_est	8/1/2019	12/31/2022	\$	881.00	6.82						
					ins_est	1/1/2021	12/31/2022	\$	195.60	1.51						
	Lease ID:	pcc024			retx_est	8/1/2019	12/31/2022	\$	313.00	2.42						
	Lease Type:	ret-nnn			rnt_br	8/1/2019	12/31/2022	\$	3,487.50	27.00						
	Commencement Date:	08/01/2013														
	Open Date:	01/04/2006														
	Original End Date:	07/31/2015														
	Expiration Date:	12/31/2022														
	% in Lieu:	0.0000														
	Co-Tenancy:	0.0000														
Annual Payer T	No															
Annual Payer Ir	No															
					Total:			\$ 4,877.10		37.76						
Merle Norman Cosmetics	D111	retail	698	698	cam_est	11/1/2019	10/31/2024	\$	337.95	5.81	cam_est	11/1/2024	10/31/2025	\$	337.95	5.81
					ins_est	1/1/2021	10/31/2024	\$	37.00	0.64	ins_est	11/1/2024	10/31/2025	\$	37.00	0.64
	Lease ID:	pcc091			retx_est	11/1/2019	10/31/2024	\$	95.39	1.64	retx_est	11/1/2024	10/31/2025	\$	95.39	1.64
	Lease Type:	ret-nnn			rnt_br	6/1/2022	5/31/2023	\$	1,844.47	31.71	rnt_br	6/1/2023	5/31/2024	\$	1,896.23	32.60
	Commencement Date:	08/06/2019									rnt_br	6/1/2024	10/31/2024	\$	1,949.17	33.51
	Open Date:	08/06/2019									rnt_br	11/1/2024	10/31/2025	\$	2,007.65	34.52
	Original End Date:	10/31/2024														

Rent Roll by Unit

Property: Pompano Citi Centre (1100)

As Of: 2022-06-30

[illegible]

[illegible]

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Rent Roll by Unit
Property: Pompano Citi Centre (1100)
As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges					
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF	
	Expiration Date 07/31/2027 % in Lieu: 0.0000 Co-Tenancy: 0.0000 Annual Payer T No Annual Payer Ir No										rnt_br	8/1/2026	7/31/2027	\$ 1,721.01	19.14		
						Total:											
Eric E. Mohr DMD	E215	retail	2,500	2,500		cam_est	1/1/2015	12/31/2024	\$ 1,146.00	5.50		rnt_br	1/1/2023	12/31/2023	\$ 4,068.26	19.53	
						ins_est	1/1/2021	12/31/2024	\$ 186.00	0.89		rnt_br	1/1/2024	12/31/2024	\$ 4,149.63	19.92	
						retx_est	1/1/2015	12/31/2024	\$ 362.00	1.74							
						rnt_br	1/1/2022	12/31/2022	\$ 3,988.49	19.14							
						Total:											
Vacant	G101G102	retail	3,853	3,853													
Claire's	G103	retail	1,200	1,200		rnt_br	8/1/2021	12/30/2099	\$ 1,800.00	18.00							
						Total:											
									\$ 1,800.00	18.00							
Vacant	G105	retail	1,277	1,277													
						Total:											
									\$ 1,800.00	18.00							



Rent Roll by Unit

Property: Pompano Citi Centre (1100)

As Of: 2022-06-30

[illegible]

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Rent Roll by Unit

Property: Pompano Citi Centre (1100)

As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

					Total:			\$	-	-						
Sport Clips	G115	retail	1,060	1,060	cam_est	2/26/2022	2/28/2025	\$	387.78	4.39	rnt_br	2/1/2023	1/31/2024	\$	2,729.50	30.90
					ins_est	2/26/2022	2/28/2025	\$	56.53	0.64	rnt_br	2/1/2024	2/28/2025	\$	2,811.65	31.83
					Lease ID:	pcc109	retx_est	2/26/2022	2/28/2025	\$	158.12	1.79				
					Lease Type:	ret-nnn	rnt_br	2/26/2022	1/31/2023	\$	2,650.00	30.00				
					Commencement Date:	02/01/2022										
					Open Date:	02/01/2022										
					Original End Date:	02/28/2025										
					Expiration Date:	02/28/2025										
					% in Lieu:	0.0000										
					Co-Tenancy:	0.0000										
Annual Payer T	No															
Annual Payer Ir	No															
					Total:			\$	3,252.43	36.82						
Vacant	G118	retail	2,000	2,000												
Lenscrafters	G120	retail	3,650	3,650	rnt_br	1/1/2021	12/31/2023	\$	11,451.92	37.65	rnt_br	1/1/2024	12/31/2025	\$	12,166.67	40.00
					Lease ID:	pcc033										
					Lease Type:	ret-byr										
					Commencement Date:	01/01/2011										
					Open Date:	01/01/2011										
					Original End Date:	12/31/2014										
					Expiration Date:	12/31/2025										
					% in Lieu:	0.0000										
					Co-Tenancy:	0.0000										
					Annual Payer T	No										
Annual Payer Ir	No															
					Total:			\$	11,451.92	37.65						
Vacant	G201G203	retail	1,501	1,501												
Edgewater Resources	G204	retail	912	912	cam_est	7/1/2020	6/30/2023	\$	408.88	5.38	rnt_br	7/1/2022	6/30/2023	\$	1,216.00	16.00
					ins_est	1/1/2021	6/30/2023	\$	41.04	0.54						
					Lease ID:	pcc099	retx_est	7/1/2020	6/30/2023	\$	139.08	1.83				
					Lease Type:	ret-nnn	rnt_br	7/1/2021	6/30/2022	\$	1,064.00	14.00				

PZ21-12000042
10/19/2022

Rent Roll by Unit
Property: Pompano Citi Centre (1100)
As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF
	<div>Commencement Date: 07/01/2020 Open Date: 07/01/2020 Original End Date: 06/30/2023 Expiration Date: 06/30/2023 % in Lieu: 0.0000 Co-Tenancy: 0.0000 Annual Payer T No Annual Payer Ir No</div>															
						Total:										
									\$ 1,653.00	21.75						
Florida Eye & Laser Center	G206	retail	1,426	1,426		cam_est	1/1/2022	12/31/2024	\$ 772.13	6.50		rnt_br	1/1/2023	12/31/2023	\$ 1,713.58	14.42
						ins_est	1/1/2022	12/31/2024	\$ 188.40	1.59		rnt_br	1/1/2024	12/31/2024	\$ 1,764.99	14.85
	Lease ID:	pcc022				retx_est	1/1/2022	12/31/2024	\$ 288.00	2.42						
	Lease Type:	ret-nnn				rnt_br	1/1/2022	12/31/2022	\$ 1,663.67	14.00						
	Commencement Date:	12/02/2008														
	<div>Open Date: 12/02/2008 Original End Date: 12/31/2018 Expiration Date: 12/31/2024 % in Lieu: 0.0000 Co-Tenancy: 0.0000 Annual Payer T No Annual Payer Ir No</div>															
						Total:										
									\$ 2,912.20	24.51						
Sola Salon Studios	G208	retail	6,842	6,842		cam_estn	2/5/2019	12/31/2028	\$ 2,856.54	5.01		rnt_br-n	1/1/2024	12/31/2028	\$ 11,118.25	19.50
						ret_estn	2/5/2019	12/31/2028	\$ 923.67	1.62						
	Lease ID:	pcc050				rnt_br-n	1/1/2022	12/31/2023	\$ 9,977.92	17.50						
	Lease Type:	ret-nnn														
	Commencement Date:	05/13/2013														
	<div>Open Date: 02/05/2019 Original End Date: 12/31/2023 Expiration Date: 12/31/2028 % in Lieu: 0.0000 Co-Tenancy: 0.0000 Annual Payer T No Annual Payer Ir No</div>															
						Total:										
									\$ 13,758.13	24.13						



Property: Pompano Citi Centre (1100)

As Of: 2022-06-30

DBA	Unit(s) Unit Type(s)		Leased Square Footage	Actual Square Footage		Current Charges						Future Charges								
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF				
	Co-Tenancy: 0.0000																			
	Annual Payer T No																			
	Annual Payer Ir No																			
						Total:														
									\$	1,500.00										
United Power Consultants	G320	retail	2,787	2,787		cam_est	1/1/2020	12/31/2023	\$	1,432.98		6.17								
						retx_est	1/1/2020	12/31/2023	\$	425.02		1.83								
	Lease ID:	pcc054				rnt_br	1/1/2022	12/31/2022	\$	3,714.75		15.99								
	Lease Type:	ret-nnn																		
	Commencement	06/14/2013																		
	Open Date:	06/14/2013																		
	Original End Date	11/17/2015																		
	Expiration Date	12/31/2023																		
	% in Lieu:	0.0000																		
	Co-Tenancy:	0.0000																		
	Annual Payer T No																			
	Annual Payer Ir No																			
						Total:														
									\$	5,572.75		23.99								
McDougle Technical Institute	J201	retail	14,699	14,699		cam_estn	6/1/2021	5/31/2026	\$	5,573.37		4.55		rnt_br-n	6/1/2023	5/31/2024	\$	10,399.54		8.49
						ins_estn	6/1/2021	5/31/2026	\$	563.46		0.46		rnt_br-n	6/1/2024	5/31/2025	\$	10,705.77		8.74
	Lease ID:	pcc102				ret_estn	6/1/2021	5/31/2026	\$	2,008.86		1.64		rnt_br-n	6/1/2025	5/31/2026	\$	11,024.25		9.00
	Lease Type:	ret-nnn				rnt_br-n	6/1/2022	5/31/2023	\$	10,093.31		8.24								
	Commencement	02/15/2021																		
	Open Date:	02/15/2021																		
	Original End Date	05/31/2026																		
	Expiration Date	05/31/2026																		
	% in Lieu:	0.0000																		
	Co-Tenancy:	0.0000																		
	Annual Payer T No																			
	Annual Payer Ir No																			
						Total:														
									\$	18,239.00		14.89								
Florida Department of Highway Safety and	J209J215	retail	6,958	6,958		rnt_br-n	12/1/2021	11/30/2022	\$	17,221.05		29.70		rnt_br-n	12/1/2022	11/30/2023	\$	17,574.75		30.31
						sls_tx	12/1/2018	11/30/2028	\$	-		-		rnt_br-n	12/1/2023	11/30/2024	\$	17,934.25		30.93
	Lease ID:	pcc090												rnt_br-n	12/1/2024	11/30/2025	\$	18,305.34		31.57
	Lease Type:	ret-gros												rnt_br-n	12/1/2025	11/30/2026	\$	18,688.03		32.23
	Commencement	12/01/2018												rnt_br-n	12/1/2026	11/30/2027	\$	19,082.32		32.91



Property: Pompano Citi Centre (1100)

As Of: 2022-06-30

DBA	Unit(s) Unit Type(s)		Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF
	Open Date:	12/01/2018										rnt_br-n	12/1/2027	11/30/2028	\$ 19,482.40	33.60
	Original End Date:	11/30/2028														
	Expiration Date:	11/30/2028														
	% in Lieu:	0.0000														
	Co-Tenancy:	0.0000														
	Annual Payer T No															
	Annual Payer Ir No															

Annual Payer Ir No

1.05

Annual Payer Ir No

—

Annual Payer I No

DRC

PZ21-12000042
10/19/2022

Rent Roll by Unit

Property: Pompano Citi Centre (1100)

As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

Lease ID: pcc072
Lease Type: ret-nnn
Commencement Date: 04/27/2012
Open Date: 04/27/2012
Original End Date: 04/27/2019
Expiration Date: Holdover
% in Lieu: 0.0000
Co-Tenancy: 0.0000
Annual Payer T: No
Annual Payer Ir: No

Total: \$ - -

Pier One & Verizon

REA2 REA

rea_est 8/1/2018 12/30/2099 \$ 2,438.00

Lease ID: pcc001
Lease Type: ret-nnn
Commencement Date: 09/01/2007
Open Date: 09/01/2007
Original End Date: 07/31/2018
Expiration Date: Holdover
% in Lieu: 0.0000
Co-Tenancy: 0.0000
Annual Payer T: No
Annual Payer Ir: No

Total: \$ 2,438.00 -

ProWasteUSA, LLC

RECYCLE RMU

bd_trpad 6/1/2022 5/31/2023 \$ 330.75

Lease ID: pcc0100
Lease Type: spec-rmu
Commencement Date: 06/01/2020
Open Date: 06/01/2020
Original End Date: 05/31/2021
Expiration Date: 05/31/2023
% in Lieu: 0.0000
Co-Tenancy: 0.0000
Annual Payer T: No
Annual Payer Ir: No

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

Total:

\$330.75-

AGM Vending

VENDJ VEND

- -

Lease ID: pcc095

Lease Type: spec-ven

Commencement Date: 01/01/2019

Open Date: 01/01/2019

Original End Date: 12/31/2019

Expiration Date: Holdover

% in Lieu: 0.0000

Co-Tenancy: 0.0000

Annual Payer T No

Annual Payer Ir No

Total:

\$- -

Total Units:

73

Total Sq Ft:

390,729.00

Grand Total:

\$434,218.76

DRC

PZ21-12000042
10/19/2022

Rent Roll by Unit

Property: Pompano Citi Centre (1100)

As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

SUMMARY

	Unit Count	Unit %	Total Leased Area	Area %	Monthly Rent	Annual PSF	Total Deposits Received	Monthly Other Charges	Annual PSF
Active Units									
Leased	55	75.34%	324,236.00	82.98%	\$ 316,244.12	\$ 11.70	\$ 191,504.83	\$ 117,505.16	\$ 4.35
Vacant	18	24.66%	66,493.00	17.02%					
Total Active Units	73	100.00%	390,729.00	82.98%					
Development Units									
Leased	1	100.00%	4,600.00	100.00%		\$ -			\$ -
Vacant	-	0.00%		0.00%					
Total Development Units	1	100.00%	4,600.00	100.00%					
Total Leased Active And Development Units	56	100.00%	395,329.00	100.00%	\$ 316,244.12	\$ 9.60	\$ 191,504.83	\$ 117,505.16	\$ 3.57

DRC

PZ21-12000042
10/19/2022

Rent Roll by Unit

Property: Pompano Citi Centre (1100)

As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

DEVELOPMENT UNITS

IHOP	PAD2	Dev	4,600	4,600								cam_est	1/1/2023	7/31/2022	\$ 1,702.00	4.44
												ins_est	1/1/2023	7/31/2022	\$ 253.00	0.66
												retx_est	1/1/2023	7/31/2022	\$ 636.33	1.66
												rnt_br	1/1/2023	12/31/2024	\$ 10,833.33	28.26
												rnt_br	1/1/2025	12/31/2025	\$ 10,941.67	28.54
												rnt_br	1/1/2026	12/31/2026	\$ 11,051.08	28.83
												rnt_br	1/1/2027	12/31/2027	\$ 11,161.59	29.12
												rnt_br	1/1/2028	12/31/2028	\$ 11,273.21	29.41
												rnt_br	1/1/2029	12/31/2029	\$ 11,385.94	29.70
												rnt_br	1/1/2030	12/31/2030	\$ 11,499.80	30.00
												rnt_br	1/1/2031	12/31/2031	\$ 11,614.80	30.30
												rnt_br	1/1/2032	12/31/2032	\$ 11,730.95	30.60
												rnt_br	1/1/2033	12/31/2033	\$ 11,848.26	30.91
												rnt_br	1/1/2034	12/31/2034	\$ 11,966.74	31.22
												rnt_br	1/1/2035	12/31/2035	\$ 12,086.41	31.53
												rnt_br	1/1/2036	12/31/2036	\$ 12,207.27	31.85
												rnt_br	1/1/2037	12/31/2037	\$ 12,329.34	32.16
												rnt_con	1/1/2023	12/31/2023	\$ (10,833.33)	(28.26)

VACANT DEVELOPMENT

<div><div>PZ21-12000042 10/19/2022</div><div>Rent Roll by Unit Property: Pompano Citi Centre (1100) As Of: 2022-06-30</div></div>																
DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

LEASES EXECUTED UNITS OCCUPIED

<div><div>PZ21-12000042 10/19/2022</div><div>Rent Roll by Unit Property: Pompano Citi Centre (1100) As Of: 2022-06-30</div></div>																
DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

LEASES PENDING ACTIVATION

DRC

PZ21-12000042
10/19/2022

Rent Roll by Unit

Property: Pompano Citi Centre (1100)

As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

DEFINITIONS

	Code	Description
Lease Types:	Pompano -110	Modified Base Year lease
	Pompano -110	Gross lease
	Pompano -110	NNN lease
	Pompano -110	Specialty RMU
	Pompano -110	Specialty Short Term
	Pompano -110	Specialty Vending
Unit Types:	Pompano -110	Anchor
	Pompano -110	Development Spaces
	Pompano -110	Out Parcel
	Pompano -110	Parking
	Pompano -110	Recipricol Easement Agreement
	Pompano -110	Leasable retail space
	Pompano -110	RMU Units
	Pompano -110	Vending
Charge Codes:	Pompano -110	Trash Pad rental
	Pompano -110	Operating Expenses Estimate
	Pompano -110	Operating Expense Estimate Non-T
	Pompano -110	CAM Insurance Expenses Estimate
	Pompano -110	CAM Ins. Exp Estimates Non-T
	Pompano -110	Payment Plan Covid
	Pompano -110	Fixed Recovery Income
	Pompano -110	Promotional Fee Income
	Pompano -110	REA Expense Estimate
	Pompano -110	Real Estate Tax Estimate Non-Tax
	Pompano -110	Real Estate Tax Estimate
	Pompano -110	Base Rent
	Pompano -110	Base Rent Non-Taxable
	Pompano -110	Rent Concession
	Pompano -110	Sales Tax
	Pompano -110	Water/Sewer Expense Estimate

DRC

PZ21-12000042
10/19/2022

Rent Roll by Unit

Property: Pompano Citi Centre-Sears (1101)

As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges					
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF	
Vacant	K101	retail	4,243	4,243													
TJ Maxx	K103	retail	24,000	24,000		oth_fc	10/7/2021	12/31/2022	\$ 4,400.00	2.20		oth_fc	1/1/2023	12/31/2023	\$ 4,488.00	2.24	
						rnt_br	10/7/2021	10/31/2026	\$ 32,000.00	16.00		oth_fc	1/1/2024	12/31/2024	\$ 4,577.76	2.29	
												oth_fc	1/1/2025	12/31/2025	\$ 4,669.32	2.33	
												oth_fc	1/1/2026	12/31/2026	\$ 4,762.70	2.38	
												oth_fc	1/1/2027	12/31/2027	\$ 4,857.96	2.43	
												oth_fc	1/1/2028	12/31/2028	\$ 4,955.11	2.48	
												oth_fc	1/1/2029	12/31/2029	\$ 5,054.22	2.53	
												oth_fc	1/1/2030	12/31/2030	\$ 5,155.30	2.58	
												oth_fc	1/1/2031	10/31/2031	\$ 5,258.41	2.63	
												rnt_br	11/1/2026	10/31/2031	\$ 34,000.00	17.00	
												Total:			\$ 36,400.00	18.20	
Five Below	K105	retail	8,500	9,527		cam_est	10/5/2021	1/31/2032	\$ 2,833.33	4.00		rnt_br	11/1/2026	1/31/2032	\$ 18,700.00	26.40	
						ins_est	10/5/2021	1/31/2032	\$ 318.75	0.45							
						retx_est	10/5/2021	1/31/2032	\$ 1,381.25	1.95							
						rnt_br	10/5/2021	10/31/2026	\$ 17,000.00	24.00							
						Total:			\$ 21,533.33	30.40							
Burlington	K107	Anchor	48,800	50,000		cam_est	10/8/2021	2/28/2032	\$ 17,893.33	4.40		rnt_br	3/1/2027	2/28/2032	\$ 71,166.67	17.50	
						rnt_br	10/8/2021	2/28/2027	\$ 69,133.33	17.00							

Total:	\$ 15,635.21	32.63
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DRC

PZ21-12000042
10/19/2022

Rent Roll by Unit

Property: Pompano Citi Centre-Sears (1101)

As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF
Aspen Dental	M101	retail	3,747	3,747		cam_est	4/13/2022	4/30/2032	\$ 1,561.25	5.00		rnt_br	5/1/2027	4/30/2032	\$ 16,486.80	52.80
						ins_est	4/13/2022	4/30/2032	\$ 140.51	0.45						
						retx_est	4/13/2022	4/30/2032	\$ 515.21	1.65						
						rnt_br	4/13/2022	4/30/2027	\$ 14,988.00	48.00						

PZ21-12000042

10/19/2022

Rent Roll by Unit

Property: Pompano Citi Centre-Sears (1101)

As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges					
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF	
Total:						\$	-	-									
European Wax Center	M104	retail	1,200	1,200								cam_est	9/1/2022	8/31/2032	\$	538.00	5.38
												ins_est	9/1/2022	8/31/2032	\$	45.00	0.45
												retx_est	9/1/2022	8/31/2032	\$	183.00	1.83
												rnt_br	9/1/2022	8/31/2027	\$	4,400.00	44.00
												rnt_br	9/1/2027	8/31/2032	\$	4,840.00	48.40
Total:						\$	-	-									
Foxtail Coffee	M105	retail	1,558	1,558								cam_est	7/1/2023	10/31/2033	\$	698.50	5.38
												ins_est	7/1/2023	10/31/2033	\$	58.43	0.45
												retx_est	7/1/2023	10/31/2033	\$	237.60	1.83
												rnt_br	7/1/2023	6/30/2024	\$	5,712.67	44.00
												rnt_br	7/1/2024	6/30/2025	\$	5,884.05	45.32
												rnt_br	7/1/2025	6/30/2026	\$	6,060.62	46.68
												rnt_br	7/1/2026	6/30/2027	\$	6,242.39	48.08
												rnt_br	7/1/2027	6/30/2028	\$	6,429.35	49.52
												rnt_br	7/1/2028	6/30/2029	\$	6,622.80	51.01
												rnt_br	7/1/2029	6/30/2030	\$	6,821.44	52.54
												rnt_br	7/1/2030	6/30/2031	\$	7,026.58	54.12
												rnt_br	7/1/2031	6/30/2032	\$	7,236.91	55.74
												rnt_br	7/1/2032	10/31/2033	\$	7,453.73	57.41
												rnt_con	7/1/2023	10/31/2023	\$	(5,712.67)	(44.00)
Total:						\$	-	-									
Orangetheory Fitness	M106	retail	3,200	3,200								cam_est	3/9/2023	7/31/2033	\$	1,434.67	5.38
												ins_est	3/9/2023	7/31/2033	\$	120.00	0.45
												retx_est	3/9/2023	7/31/2033	\$	488.00	1.83
												rnt_br	3/9/2023	3/31/2024	\$	11,333.33	42.50
												rnt_br	4/1/2024	3/31/2025	\$	11,674.67	43.78
												rnt_br	4/1/2025	3/31/2026	\$	12,024.00	45.09
												rnt_br	4/1/2026	3/31/2027	\$	12,384.00	46.44
												rnt_br	4/1/2027	3/31/2028	\$	12,754.67	47.83
												rnt_br	4/1/2028	3/31/2029	\$	13,136.00	49.26

DRC

PZ21-12000042

10/19/2022

Rent Roll by Unit

Property: Pompano Citi Centre-Sears (1101)

As Of: 2022-06-30

DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF
	Co-Tenancy: 0.0000											rnt_br	4/1/2029	3/31/2030	\$ 13,530.67	50.74
	Annual Payer T No											rnt_br	4/1/2030	3/31/2031	\$ 13,936.00	52.26
	Annual Payer Ir No											rnt_br	4/1/2031	3/31/2032	\$ 14,354.67	53.83
												rnt_br	4/1/2032	3/31/2033	\$ 14,784.00	55.44
												rnt_br	4/1/2033	7/31/2033	\$ 14,784.00	55.44
												rnt_con	4/1/2023	7/31/2023	\$ (11,333.33)	(42.50)
						Total:			\$ -	-						
Tropical Smoothie	M108	retail	1,173	-								cam_est	1/1/2023	12/31/2032	\$ 569.88	5.83
												ins_est	1/1/2023	12/31/2032	\$ 43.99	0.45
	Lease ID:	pcs012										retx_est	1/1/2023	12/31/2032	\$ 178.88	1.83
	Lease Type:	ret-nnn										rnt_br	1/1/2023	12/31/2027	\$ 4,301.00	44.00
	Commencement Date:	01/01/2023										rnt_br	1/1/2028	12/31/2032	\$ 4,692.00	48.00
	Open Date:	01/01/2023														
	Original End Date:	12/31/2032														
	Expiration Date:	12/31/2032														
	% in Lieu:	0.0000														
	Co-Tenancy:	0.0000														
	Annual Payer T No															
	Annual Payer Ir No															
						Total:			\$ -	-						
Wingstop	M109	retail	1,452	1,452		cam_est	3/29/2022	3/31/2032	\$ 635.25	5.25		rnt_br	4/1/2023	3/31/2024	\$ 5,732.98	47.38
						ins_est	3/29/2022	3/31/2032	\$ 62.92	0.52		rnt_br	4/1/2024	3/31/2025	\$ 5,904.80	48.80
	Lease ID:	pcs008				retx_est	3/29/2022	3/31/2032	\$ 221.43	1.83		rnt_br	4/1/2025	3/31/2026	\$ 6,081.46	50.26
	Lease Type:	ret-nnn				rnt_br	3/29/2022	3/31/2023	\$ 5,566.00	46.00		rnt_br	4/1/2026	3/31/2027	\$ 6,264.17	51.77
	Commencement Date:	03/29/2022										rnt_br	4/1/2027	3/31/2028	\$ 6,451.72	53.32
	Open Date:	03/31/2032										rnt_br	4/1/2028	3/31/2029	\$ 6,645.32	54.92
	Original End Date:	03/31/2032										rnt_br	4/1/2029	3/31/2030	\$ 6,844.97	56.57
	Expiration Date:	03/31/2032										rnt_br	4/1/2030	3/31/2031	\$ 7,050.67	58.27
	% in Lieu:	0.0000										rnt_br	4/1/2031	3/31/2032	\$ 7,262.42	60.02
	Co-Tenancy:	0.0000														
	Annual Payer T No															
	Annual Payer Ir No															
						Total:			\$ 6,485.60	53.60						
Five Guys	M110	retail	2,400	2,400								cam_est	8/1/2022	7/31/2032	\$ 1,076.00	5.38
												ins_est	8/1/2022	7/31/2032	\$ 90.00	0.45
	Lease ID:	pcs011										retx_est	8/1/2022	7/31/2032	\$ 366.00	1.83
	Lease Type:	ret-nnn										rnt_br	8/1/2022	7/31/2027	\$ 9,600.00	48.00
	Commencement Date:	08/01/2022										rnt_br	8/1/2027	7/31/2032	\$ 10,752.00	53.76

DBA	Unit(s) Unit Type(s)		Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

Open Date: 08/01/2022
Original End Date: 07/31/2032
Expiration Date: 07/31/2032
% in Lieu: 0.0000
Co-Tenancy: 0.0000
Annual Payer T No
Annual Payer Ir No

Total: \$ - -

Total Units: 18 Total Sq Ft: 165,126.00

Grand Total: \$ 194,951.44

<div><div>PZ21-12000042 10/19/2022</div><div>Rent Roll by Unit Property: Pompano Citi Centre-Sears (1101) As Of: 2022-06-30</div></div>																
DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

SUMMARY

	Unit Count	Unit %	Total Leased Area	Area %	Monthly Rent	Annual PSF	Total Deposits Received	Monthly Other Charges	Annual PSF
Active Units									
Leased	14	77.78%	108,911.00	65.96%	\$ 164,062.58	\$ 18.08	\$ 32,500.00	\$ 24,403.26	\$ 2.69
Vacant	4	22.22%	56,215.00	34.04%					
Total Active Units	18	100.00%	165,126.00	65.96%					
Development Units									
Leased	-	0.00%		0.00%		\$ -			\$ -
Vacant	-	0.00%		0.00%					
Total Development Units	-	0.00%	-	0.00%					
Total Leased Active And Development Units	14	100.00%	165,126.00	100.00%	\$ 164,062.58	\$ 11.92	\$ 32,500.00	\$ 24,403.26	\$ 1.77

<div><div>PZ21-12000042 10/19/2022</div><div>Rent Roll by Unit Property: Pompano Citi Centre-Sears (1101) As Of: 2022-06-30</div></div>																
DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

DEVELOPMENT UNITS

VACANT DEVELOPMENT

<div><div>PZ21-12000042 10/19/2022</div><div>Rent Roll by Unit Property: Pompano Citi Centre-Sears (1101) As Of: 2022-06-30</div></div>																
DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

LEASES EXECUTED UNITS OCCUPIED

<div><div>PZ21-12000042 10/19/2022</div><div>Rent Roll by Unit Property: Pompano Citi Centre-Sears (1101) As Of: 2022-06-30</div></div>																
DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

LEASES PENDING ACTIVATION

<div><div>PZ21-12000042 10/19/2022</div><div>Rent Roll by Unit Property: Pompano Citi Centre-Sears (1101) As Of: 2022-06-30</div></div>																
DBA	Unit(s)	Unit Type(s)	Leased Square Footage	Actual Square Footage		Current Charges						Future Charges				
						Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF		Charge Code	Begin Date	End Date	Monthly Amount	Annual Rate/SF

DEFINITIONS

	Code	Description
Lease Types:	Pompano -110:	NNN lease
Unit Types:	Pompano -110:	Anchor
	Pompano -110:	Leasable retail space
Charge Codes:	Pompano -110:	Operating Expenses Estimate
	Pompano -110:	CAM Insurance Expenses Estimate
	Pompano -110:	Fixed Recovery Income
	Pompano -110:	Real Estate Tax Estimate
	Pompano -110:	Base Rent
	Pompano -110:	Rent Concession