

WOODLAND VISTA ESTATES, LLC
5.33 ACRES
LAUDERHILL, FLORIDA



OFFERED BY:

BRIXEN GROSCH
Associates, Inc.

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TABLE OF CONTENTS

WOODLAND VISTA ESTATES, LLC
LAUDERHILL, FLORIDA

SECTION 1 - Pricing

SECTION 2 - Property Description

SECTION 3 - Recent Sales

SECTION 4 - Demographic Analysis

SECTION 5 - Land Use Category (Zoning)

WOODLAND VISTA ESTATES, LLC
LAUDERHILL, FLORIDA

PRICING

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PURCHASE OPTIONS:

- A. Site - 5.33 acres - Fronting Commercial Boulevard
A planned, gated, 62 unit luxury townhome community, and a 3-Story, 25,132 square feet - Class A Office Condo Building located in the 6600 block of West Commercial Boulevard in Lauderhill, Florida. Convenient to the Florida Turnpike and Sawgrass Expressway

TOTAL SITE.....**\$6,950,000.00**

- B. 62 multifamily lots @ \$95,000.00 per door
Approximately 4 acres Residential Area Only.....**\$5,890,000.00**

- C. .66 acre individual lots each measuring 100' X 290' deep directly fronting Commercial Boulevard - up to 8 contiguous lots
EACH LOT.....**\$ 895,000.00**

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LAUDERHILL, FLORIDA

PROPERTY DESCRIPTION

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The City of Lauderhill is located in Broward County, Florida just minutes west of the City of Fort Lauderdale and is commonly referred to as being a part of the greater Fort Lauderdale marketplace. The following is a market overview for the City of Fort Lauderdale that is known throughout the world as an exciting international destination place for investments.

Incorporated on March 27, 1911, the City of Fort Lauderdale is situated on the southeast coast of Florida, centrally located between Miami and Palm Beach. Encompassing more than 33 square miles with a population of nearly 190,000, Fort Lauderdale is the largest of Broward County's thirty municipalities and the seventh largest city in Florida. Embraced by the Atlantic Ocean, New River and a myriad of scenic inland waterways, Fort Lauderdale truly lives up to its designation as the "Venice of America."

An advantageous economic climate is helping the City of Fort Lauderdale establish itself as a world-class international business center and one of the most desirable locations for new, expanding or relocating businesses. Once known strictly as a tourism-based economy, Fort Lauderdale now supports a diverse range of industries, including marine, manufacturing, finance, insurance, real estate, high technology, avionics/aerospace, film and television production.

Fort Lauderdale also offers an outstanding quality of life, highlighted by a semi-tropical climate, rich natural beauty and array of cultural, entertainment and educational amenities. Blessed with over 3,000 hours of sunshine each year and pleasant year-round ocean breezes, world-famous Fort Lauderdale Beach offers premier opportunities for recreation, relaxation and enjoyment. The picturesque Riverwalk serves as the cornerstone of the City's arts, science, cultural and historic district which features the Broward Center for the Performing Arts, Museum of Discovery and Science, Museum of Art and Old Fort Lauderdale Village and Museum. Las Olas Boulevard has gained international acclaim as Fort Lauderdale's centerpiece of fashion, fine dining and entertainment. In addition, the City's downtown area is home to Broward Community College, Florida Atlantic University, Florida International University, the award-winning Broward County Main Library, federal, county and school district offices.

Through the cooperative efforts of residents, businesses and local government, Fort Lauderdale has evolved into a City that offers the best of both worlds - an attractive business environment and an outstanding quality of life. Fort Lauderdale is a great place to live, work and raise a family, and the City looks forward to continuing to build upon its success to meet the challenges of the 21st Century and beyond.

Acreeage: 5.33 acres

Folio ID Numbers:

- 494115140240
- 494115140250
- 494115140260
- 494115140270
- 494115140280
- 494115140290
- 494115140300
- 494115140310

Survey: Available on Request

Tree Inventory/Survey: Available on Request

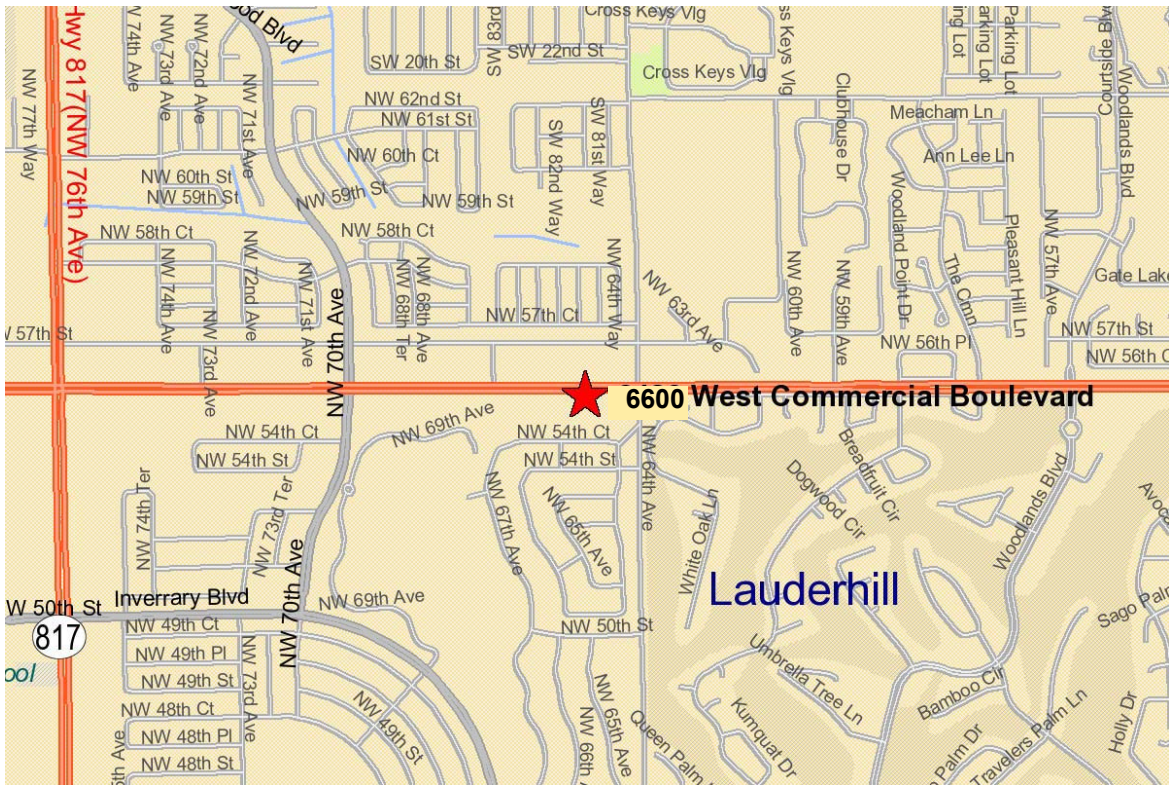
Environmental Report: Phase 1 Available on Request.

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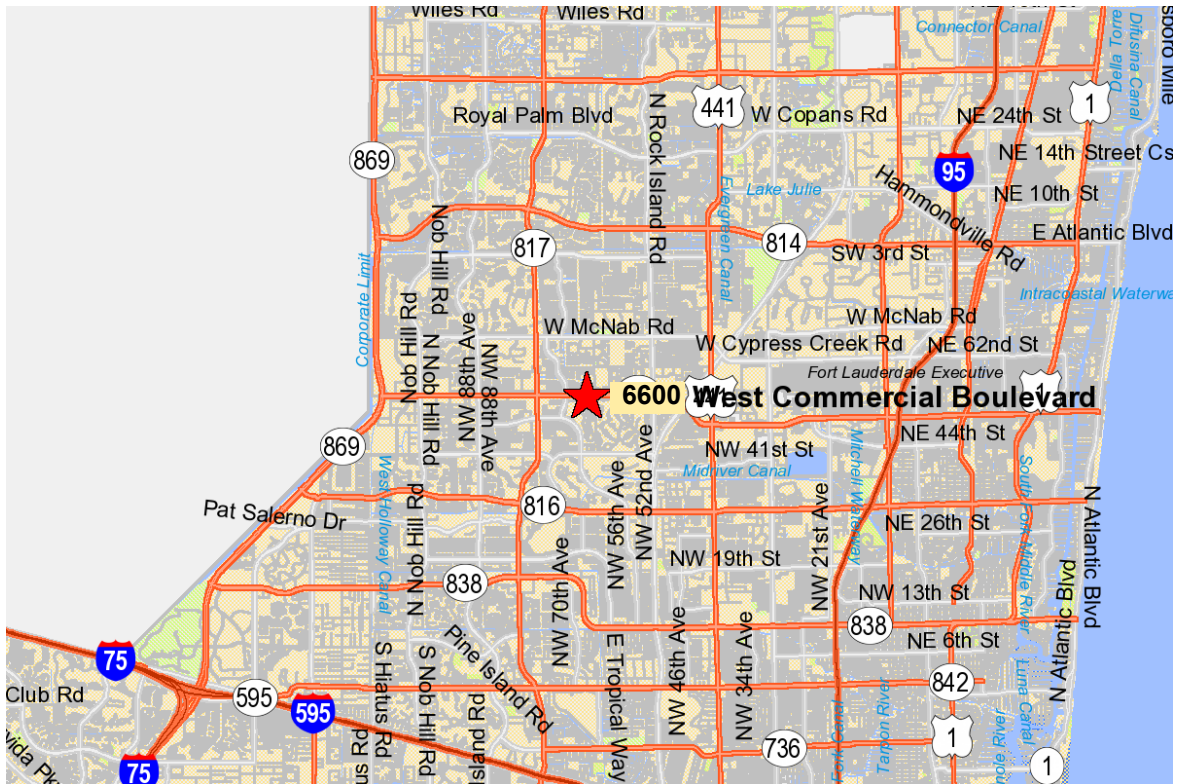
6600 BLOCK OF WEST COMMERCIAL BOULEVARD

LAUDERHILL, FL

Area Maps



LOCAL MAP



REGIONAL MAP

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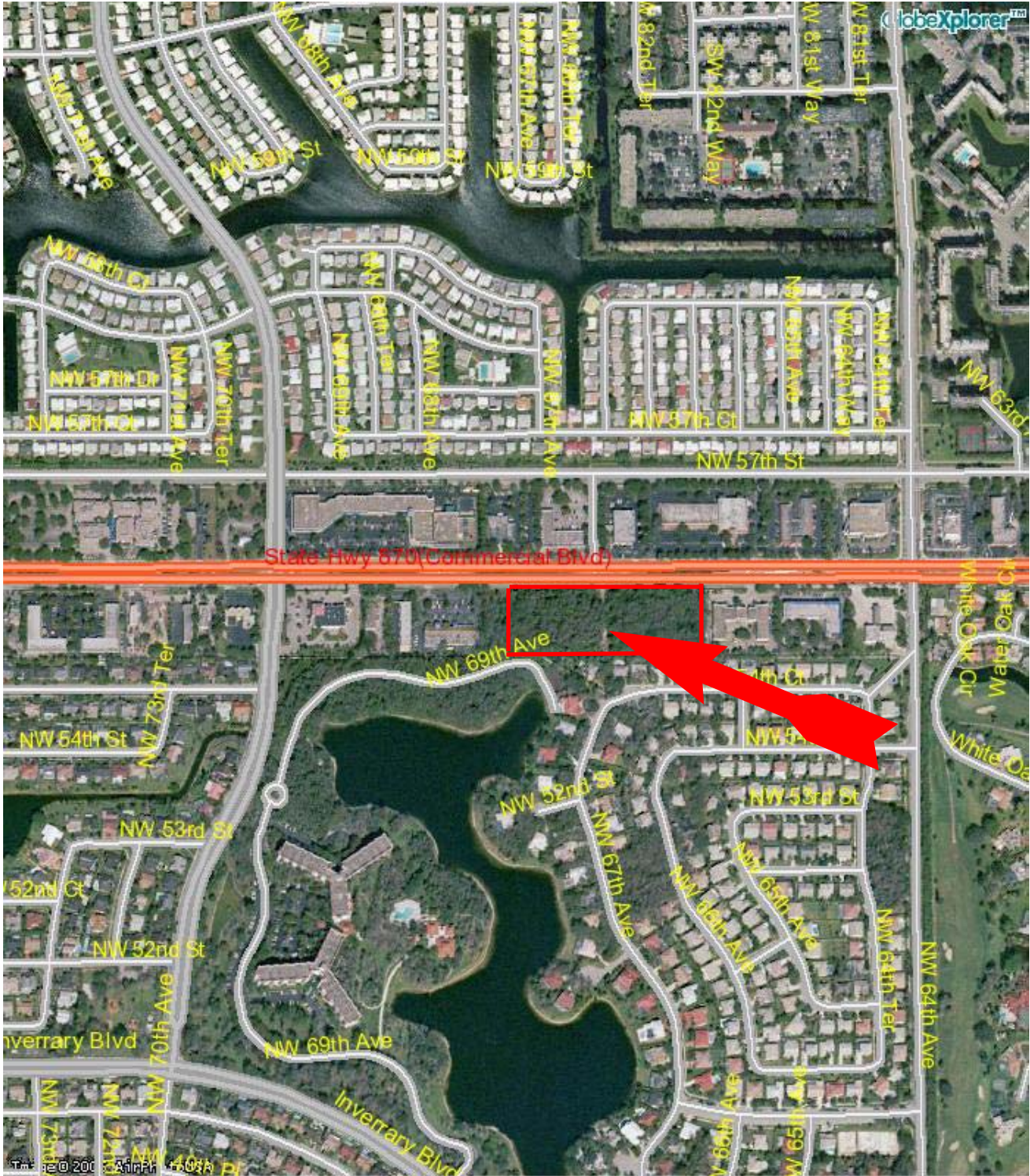
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PROPERTY DESCRIPTION

6600 BLOCK OF WEST COMMERCIAL BOULEVARD

LAUDERHILL, FL

Aerial Photo



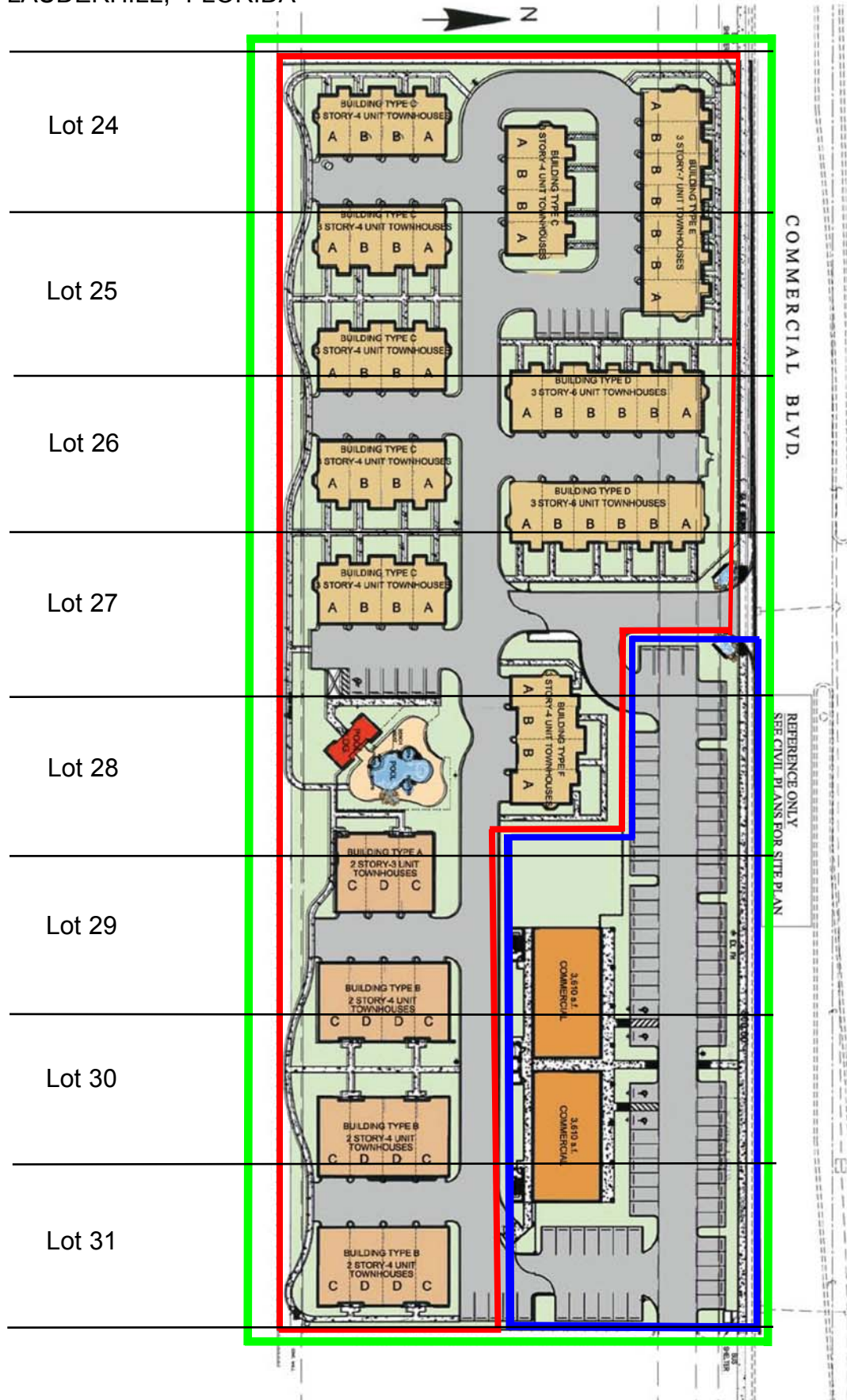
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Green Box entire Woodland Vista Site (option A)
Blue box Commercial Site (included in option A)
Red Box Residential Area Only (option B)
Lots 24 - 31 (option C)

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RECENT SALES

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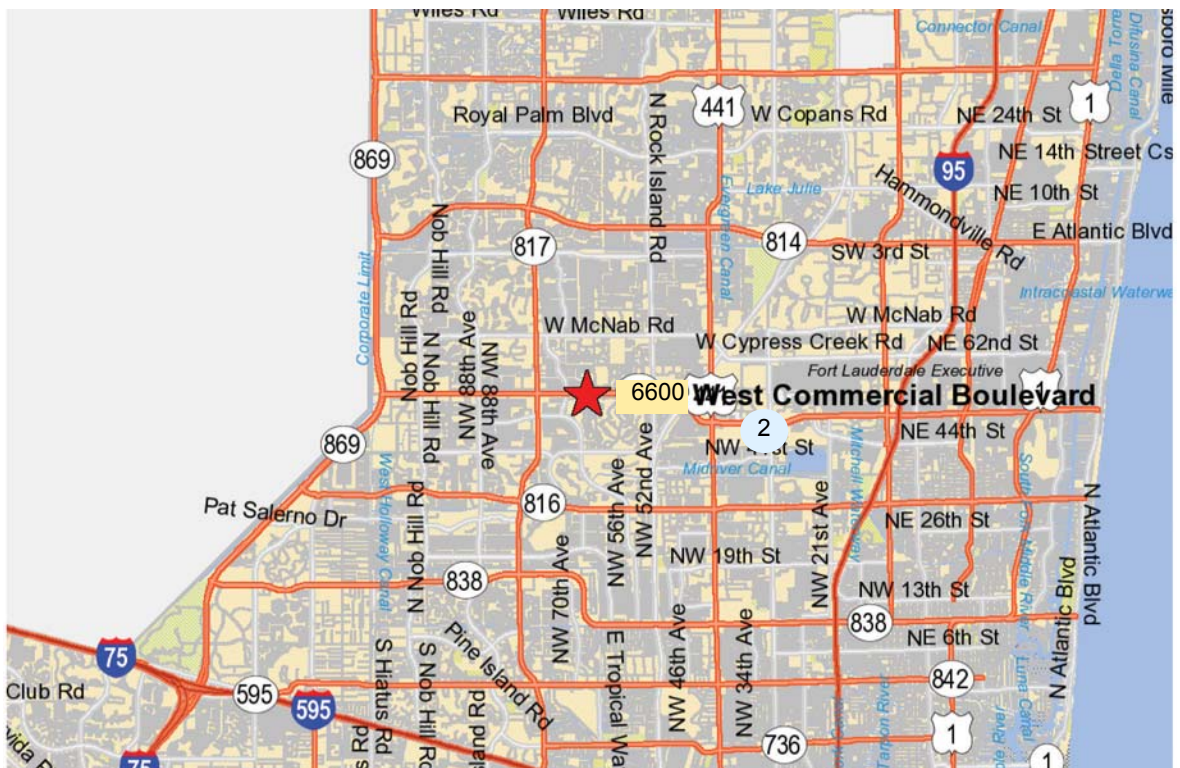
RECENT SALES

1. SUBJECT



WOODLAND VISTA ESTATES, LLC
 6600 WEST COMMERCIAL BLVD
 LAUDERHILL, FLORIDA

AVAILABLE: \$6,950,000.00
 PRICE PER SQUARE FOOT \$25.54



2. SOLD



PRIME 31 (OAK LAKE ESTATES)
 NW 31ST AVENUE & 44TH STREET
 OAKLAND PARK, FLORIDA

SOLD \$6,000,000.00
 PRICE PER SQUARE FOOT \$34.44
 CLOSED ON APRIL 18, 2007

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DEMOGRAPHIC ANALYSIS

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6600 BLOCK OF WEST COMMERCIAL BOULEVARD

LAUDERHILL, FL

Demographic Report

DEMOGRAPHIC ANALYSIS

	1 Miles:	3 Miles:	5 Miles:
Population			
1990 Population	13,089	152,895	358,240
2000 Population	16,152	179,977	426,322
2006 Population	17,424	193,969	461,594
2011 Population	18,422	204,957	489,382
Households			
1990 Households	6,372	65,529	150,219
2000 Households	7,025	72,511	173,171
2006 Households	7,609	78,492	187,986
2011 Households	8,101	83,547	200,509
2006 Average Household Size	2.29	2.44	2.43
Employment			
2006 Daytime Population	4,551	55,320	158,626
Summary Housing Information			
1990 Median Housing Value	\$80,195	\$81,426	\$87,236
2000 Median Housing Value	\$110,401	\$97,700	\$105,457
2000 Owner Occupied Housing Units	68.6%	64.0%	64.2%
2000 Renter Occupied Housing Units	23.8%	26.6%	27.2%
2000 Vacant	7.56%	9.37%	8.61%
2006 Owner Occupied Housing Units	71.6%	66.1%	66.1%
2006 Renter Occupied Housing Units	23.3%	26.8%	27.6%
2006 Vacant	5.09%	7.04%	6.26%
2011 Owner Occupied Housing Units	73.5%	67.5%	67.3%
2011 Renter Occupied Housing Units	22.9%	26.9%	27.8%
2011 Vacant	3.62%	5.54%	4.84%
2006 Households by Income			
\$ 0 - \$ 14,999	13.9%	16.3%	14.8%
\$ 15,000 - \$24,999	9.9%	13.5%	13.1%
\$ 25,000 - \$34,999	11.9%	13.9%	12.9%
\$ 35,000 - \$49,999	17.7%	17.3%	16.5%
\$ 50,000 - \$74,999	21.7%	19.9%	19.7%
\$ 75,000 - \$99,999	11.3%	9.8%	10.7%
\$100,000 - \$124,999	6.3%	4.8%	5.9%
\$125,000 - \$149,999	2.7%	2.0%	2.6%
\$150,000 - \$200,000	2.1%	1.3%	1.9%
\$200,000 to \$249,999	0.8%	0.4%	0.7%
\$250,000 +	1.7%	0.8%	1.3%
2006 Income			
Median Household Income	\$46,211	\$39,851	\$42,526
Per Capita Income	\$24,613	\$19,535	\$21,600
Average Household Income	\$56,051	\$47,000	\$52,160

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LAUDERHILL, FL

Summary Report

Geography: 5 Miles

Population

In 2006, the population in your selected geography is 461,594. The population has changed by 8.27% since 2000. It is estimated that the population in your area will be 489,382 five years from now, which represents a change of 6.02% from the current year. The current population is 47.01% male and 52.99% female. The median age of the population in your area is 39.0, compare this to the US average which is 36.5. The population density in your area is 5,877.20 people per square mile.

Households

There are currently 187,986 households in your selected geography. The number of households has changed by 8.55% since 2000. It is estimated that the number of households in your area will be 200,509 five years from now, which represents a change of 6.66% from the current year. The average household size in your area is 2.43 persons.

Income

In 2006, the median household income for your selected geography is \$42,526, compare this to the US average which is currently \$48,271. The median household income for your area has changed by 11.32% since 2000. It is estimated that the median household income in your area will be \$46,357 five years from now, which represents a change of 9.01% from the current year.

The current year per capita income in your area is \$21,600, compare this to the US average, which is \$24,529. The current year average household income in your area is \$52,160, compare this to the US average which is \$63,629.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 61.92% White, 29.39% Black, 0.15% Native American and 2.94% Asian/Pacific Islander. Compare these to US averages which are: 75.86% White, 12.07% Black, 0.71% Native American and 4.51% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 18.44% of the current year population in your selected area. Compare this to the US average of 14.94%.

Housing

The median housing value in your area was \$105,457 in 2000, compare this to the US average of \$115,194 for the same year. In 2000, there were 121,581 owner occupied housing units in your area and there were 51,590 renter occupied housing units in your area. The median rent at the time was \$705.

Employment

In 2006, there are 158,626 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 63.3% of employees are employed in white-collar occupations in this geography, and 36.7% are employed in blue-collar occupations. In 2006, unemployment in this area is 5.51%. In 2000, the median time traveled to work was 25.1 minutes.

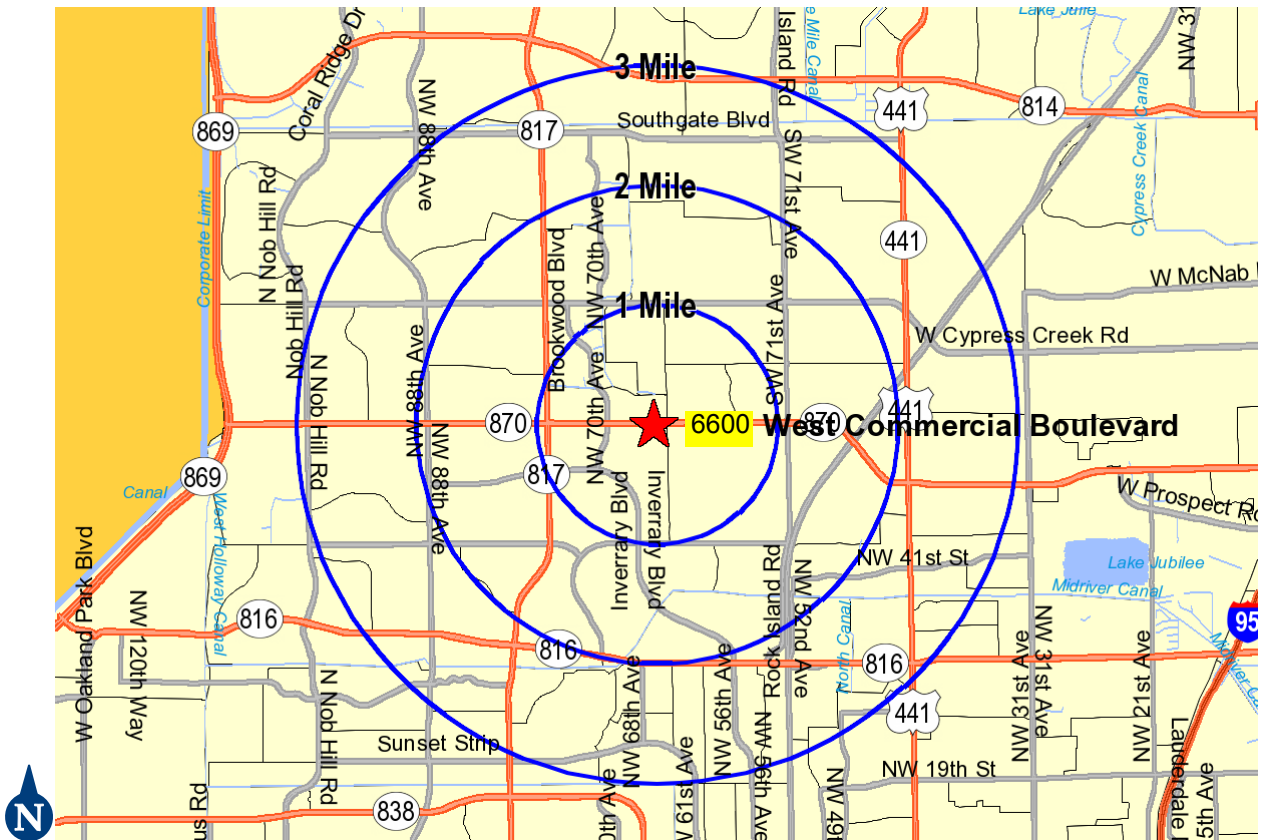
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LAUDERHILL, FL

Population Density



Demographic data © 2006 by Experian/ Applied Geographic Solutions.

Population Density

Theme	Low	High
High	166	or more
Above Average	105	166
Average	66	105
Below Average	42	66
Low	less than	42

Number of people living in a given area per square mile.

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LAND USE CATEGORY (ZONING)

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<u>Land Use Category</u>	<u>C-3</u>
Accessory Use	
Adult Entertainment	SE*
Amusement Room, Game Room or Recreation Center*	SE*
Antenna and Equipment, Telecommunications*	P/A
Archery Range, Baseball Driving Range, Country Club, Golf Course, Mini-Golf, Shuffleboard Court	P*
Athletic Clubs, Health Spas, Art, Drama/Music Schools	P
Auctions	P*
Auditoriums and Convention Halls	P*
Automobile, Truck, Trailer, Motorcycle, Boat, Recreation Vehicle (Outdoor) Sales, Display, Storage, or Repair, including Repair Garages, New and Used Car Agencies or Lots, Car Wash	SE*(1)
Automobile, Truck, Trailer, Motorcycle, Boat, Recreation Vehicle (Indoor) Sales, Display, Storage, or Maintenance, excluding Repair Garages and Car Wash	p
Automobile Wrecking	
Bars, Taverns, Package Stores	SE*
Bingo Parlor	SE*
Bowling Alley, Skating Rink	SE*
Broadcast Studios—No Antennas	P
Bulk Hazardous Chemicals	
Bulk Storage of Gas, Oil and Other Fuels	
Business, Professional, Medical and Dental Offices	P
Business Training Schools and Colleges	P
Clinics	SE*
Commercial, Radio, T.V., Telecommunication Facilities, Excluding Transmission Towers	
Commercial, Radio, T.V., Microwave and Telecommunication Towers*	SE
Communication Facilities	P
Community Care Facilities (Special Residential Facilities, Category 3)	SE
Convenience Food Stores	SE
Data Processing and Computer Centers	P
Drive-In Banks	SE
Drive-In or Fast Food Restaurant	SE
Dry Cleaning Establishment for Direct Service to Customer	P*
Dry Cleaning Plants	
Financial Institutions	P
Flea Market	
Funeral Establishments	SE(12)
Gas or Service Stations	SE*

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Government Administration Services, Maintenance Building and Outdoor Storage of Equipment and Vehicles	P P
Helipad*	
Heliport*	
Holiday Sales*	SE
Hospitals	
Hotel or Motel and Similar Uses	SE
House of Religious Worship*	SE*
Junkyards	
Laboratories, Research, Film or Testing	
Libraries	P
Live entertainment (Indoors)	SE*
Live entertainment (Outdoors)	SP*
Manufacture, Compounding, Processing and Storage	SE*
Manufacturing, Assembly, and Repair of Furniture	
Manufacturing, Assembly, Repair of Precision or Electrical Instruments and Appliances	
Mixed Use	P
Motion Picture Studio	SE
Museums, Art Galleries (Retail)	P
Nursery Schools and Day Care Centers	SE
Parking Facility	SE
Pattern Making	
Personal Services	*
Police, Fire Stations	P
Private Club, Lodge Hall, Fraternal Organizations	SE
Public Parks and Buildings	P
Public/Private Primary and Secondary Schools	SE
Public, Private Utilities	P
Publishing, Lithography, Engraving Shop	
Refuse area	A
Restaurants	P
Retail (Indoors)	P
Self-service storage facility	SE
Small appliance repair	P
Small engine repair	P

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LAUDERHILL, FLORIDA

LAND USE CATEGORY
C-3

Special Residential Facilities (Category 3)	SE
Stadium, Swimming Pool, Tennis, Racquetball Court, Bowling Alley, Waterslide Stadiums	P*
Stamping, Dyeing, Shearing, Punching of Metal not over 1/8 Inch of Thickness	
Street and Transportation Corridors	P
Supermarkets	P*
Tattoo Parlors	
Theatres, Assembly Halls, Concert Halls, Indoor Assembly	P*
Tool, Die and Gauge Shops	
Transformer and Electrical Switching Station	
Utilities	P
Veterinary Hospital—Enclosed Bldg.	P
Vocational School	
Warehouse/Storage Building	
Welding Shop	
Wholesale Establishments	

Footnotes:

SE = Special exception use

SE*(1)= Special exception use

SE(12)= Special exception use

P = Permitted use

P*= Permitted use

A = Accessory use

SP = Special permit

*= see Article III, Zoning Districts, Part 5.0, Special Regulations for Specific Land Use Classifications and Structures for additional requirements.