



— NNN INDUSTRIAL PORTFOLIO · POMPANO BEACH, FL · BROWARD COUNTY

# 1060 & 1150 SW 10th Ave

100% NNN-Leased · 6 Tenants · \$401,040/yr In-Place · Direct I-95 Frontage

ASKING \$4,500,000    \$362.50 / SF    100% NNN LEASED    \$401,040/YR IN-PLACE    25-YR CERT PASSED

ASKING PRICE	NNN ANNUAL RENT	OCCUPANCY	M2M UPSIDE (LOW)	I-95 SIGN INCOME
<b>\$4.5M</b>	<b>\$401,040</b>	<b>100%</b>	<b>+\$165,360</b>	<b>\$30K/yr</b>

This 100% NNN-leased industrial portfolio generates **\$401,040/yr (\$33,420/mo)**, inclusive of \$145,440 in annual CAM passed entirely to tenants. Keys Deck & Dock (202W) is month-to-month at \$11,000/mo — a full **\$10,132/mo below its estimated market value of \$21,132/mo**. Converting this single tenant to a market-rate NNN lease creates **\$121,584 in additional annual income immediately**, representing a +30.3% increase to in-place NOI.

The \$2,500/mo I-95 signage lease adds \$30,000/yr in pure premium NOI with zero SF consumed. Both the **25-year structural and electrical recertifications passed with zero repairs required** (March 2026), and the SOPREMA 20-year roof warranty runs to 2036. The embedded 1,733 SF IOS yard is absent from all 6 sale comps — a pure value premium.

IN-PLACE NNN ANNUAL RENT  
**\$401,040/yr**  
 \$33,420/mo · 100% occupied · CAM passed to tenants

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LOW-END MARK-TO-MARKET UPSIDE  
**+\$165,360/yr**  
 M2M + cancelable leases to market → \$566,400 total

LEASE STRUCTURE

**Triple Net (NNN) · CAM**  
**\$145,440/yr**

FOLIO NUMBER

**4942 02 04 0300**

COUNTY

**Broward County, Florida**

## 01 — EXECUTIVE SUMMARY

# Stabilized NNN Portfolio · 100% Occupied · \$165,360+ Mark-to-Market Upside

This 100% NNN-leased industrial portfolio generates **\$401,040/yr (\$33,420/mo)** with CAM of \$145,440/yr passed entirely to tenants. Six tenants occupy the full portfolio across manufacturing, warehouse, outdoor storage, and I-95 signage uses, providing immediate stabilized cash flow with no landlord operating exposure.

Keys Deck & Dock (202W) is month-to-month at \$11,000/mo — a full **\$10,132/mo below its estimated market value of \$21,132/mo**. Converting this single tenant to a market-rate NNN lease adds **\$121,584/yr (+30.3% to NOI)** without touching any other unit. Combined with below-market rates on 101E and 201E, the low-end rental gap reaches **\$165,360/yr**.

The **25-year structural and electrical recertifications passed with zero repairs required** (March 2026). The SOPREMA 20-year roof warranty runs to 2036. The 1,733 SF IOS yard and \$2,500/mo I-95 signage represent two premium income streams absent from all 6 sale comps.

## THESES 01

**STABILIZED NNN DAY-ONE INCOME**

100% occupied at \$401,040/yr. Triple net structure eliminates landlord operating expense exposure. Immediate cash flow with no lease-up risk.

## THESES 02

**\$165,360+ MARK-TO-MARKET UPSIDE**

Keys Deck M2M at \$11K vs. \$21,132/mo market = \$121,584/yr from one tenant alone. 101E/201E below market adds further. Low-end gap: \$165,360/yr.

## THESES 03

**I-95 SIGNAGE · \$30K/YR PURE NOI**

\$2,500/mo billboard income from direct freeway exposure. Zero SF consumed. Zero maintenance. Pure premium NOI with no landlord cost.

## THESES 04

**IOS YARD · ZERO CAPEX · 25-YR CERT**

1,733 SF IOS yard absent from all 6 comps — pure valuation premium. Both 25-yr recertifications: zero repairs. SOPREMA warranty to 2036.

AERIAL · BOTH PARCELS VISIBLE · POMPANO BEACH INDUSTRIAL CORRIDOR · 100% NNN OCCUPIED

## 1150 SW 10th Ave (Manufacturing/Flex · 3 Tenants) & 1060 SW 10th Ave IOS Yard + I-95 Sign

Both parcels fully occupied within the dense Pompano corridor. I-95 access at frame bottom. Between I-95 and Florida's Turnpike.



1150 SW 10TH AVE · PRIMARY PARCEL · 3 NNN TENANTS

**CBS Masonry · 7 Loading Docks · 100% Occupied**

1060 SW 10TH AVE · IOS PARCEL · 101E + 201E + I-95 SIGN

**IOS Yard · 2 WH Units · \$30,000/yr Sign Income**

## 02 — PROPERTY SPECIFICATIONS

## Two Parcels. Six NNN Tenants. 100% Occupied.

PRIMARY PARCEL 1150 SW 10TH AVE

### Manufacturing / Flex Industrial

Built 1988 · CBS Masonry · Multi-Tenancy · Direct I-95 Frontage

Total Building SF **10,681 SF**

W-Units (203W, 202W, 201W) **3 NNN Leases · 100% Occupied**

Loading Docks **7 Exterior Dock Doors**

Electrical Power **3-Phase · 400A Service**

Construction **CBS Masonry · 2 Stories**

Land Area **0.56 Acres**

Parking **10 Surface + 4 Covered**

Zoning **Manufacturing / Industrial I-1**

**25-Yr Recertification** ✓ **Structural & Electrical — Passed**

**Roof Warranty** ✓ **SOPREMA Platinum — Expires 2036**

Property Taxes (2025) **\$4.39/SF · Passed via NNN**

IOS PARCEL 1060 SW 10TH AVE

### Industrial Outdoor Storage

High-Demand · Low-Supply · Direct I-95

IOS Yard SF **1,733 SF**

E-Units (101E **2 × 900 SF** · NNN + 201E) **Occupied**

I-95 Frontage **Direct**

I-95 Signage **\$2,500/mo · Income \$30,000/yr**

2020 Allocated Sale **\$390,882**

## IOS MARKET ALERT

New IOS nearly impossible to entitle in urbanized Broward. PE and institutional capital aggressively targets IOS. No comparable in the 6 comps includes a yard.

## PORTFOLIO SUMMARY

COMBINED SF OCCUPANCY

**12,414 SF 100%**

ASKING PRICE NNN ANNUAL

**\$4,500,000 \$401,040**

## 03 — LOCATION ANALYSIS

# The South Florida Logistics Sweet Spot

Positioned between I-95 (immediately adjacent) and Florida's Turnpike (<2 miles west), this portfolio offers the dual-freeway access that commands rental premiums in last-mile logistics. Both Port Everglades and FLL Airport are within 13 miles — a true tri-infrastructure logistics address.



## I-95 DIRECT FRONTAGE

**Immediate**

High-visibility frontage on one of the nation's busiest freight corridors. Direct on/off access. Rare — absent from all 6 comps.



## PORT EVERGLADES

**~12 Miles**

Florida's third-largest container port. Primary South Florida import/export gateway for logistics and marine tenants.



## FLL INTERNATIONAL AIRPORT

**~12.8 Miles**

Air cargo and executive travel access. CoStar-verified distance. Multi-modal tenant demand driver.



## FLORIDA'S TURNPIKE

**< 2 Miles**

Dual-freeway access — the most valued industrial site attribute. Extends distribution reach throughout South and Central Florida.



## RAIL TERMINAL

**1.6 Miles**

Multimodal connectivity for manufacturing, building materials, and logistics operators requiring rail access.



## LAST-MILE CORE

**Prime Node**

Miami-Dade industrial land exhausted. Broward is the primary overflow market, driving sustained demand on the Pompano submarket.

## 03B — PROPERTY CONDITION

# Independently Certified · \$0 Deferred Maintenance · NNN Passes All Costs

## 25-YEAR STRUCTURAL INSPECTION

## ✓ No Repairs Required

Broward County BORAB · Policy #05-05

**Joseph Najjarian P.E. #38755** · Advanced Engineering & Inspection Inc.

Sep 12–14, 2023 · Signed: March 16, 2026

✓ Settlement: Good

✓ Deflections: Good

✓ Masonry: No Cracks

✓ Rebar: No Corrosion

✓ Steel Framing: Good

✓ Foundation: Good

✓ Roof & Deck: Good

✓ Concrete Floor: Good

**Engineer's Conclusion:** "Overall the building is in good condition. No major deterioration, cracking or spalling observed. No structural repairs required."

## 25-YEAR ELECTRICAL INSPECTION

## ✓ No Repairs Required

Same engineer · P.E. Specialized in Electrical Design

Service: 120/240V · 400A · Breaker-Protected

Additional Comments: **"No adverse condition observed."**

✓ Service Equipment: Good

✓ Electrical Panels: Good

✓ Branch Circuits: Good

✓ Grounding: Good

✓ Emergency Lighting: Good

✓ Fire Alarm: Good

✓ Thermography: Clear

✓ Feeder Conductors: Good

**Electrical:** 120/240V · 400A · Breaker-protected · All panels and conductors rated Good.

## SOPREMA ROOF WARRANTY

## 20-Year Platinum NDL

Warranty No. 101-013891 · Aug 2016 · **Expires Oct 4, 2036**

85 Squares · Infinity Roofing ·

CCC057467 · Permit 16-00003692

· Transferable to buyer

-10 YEARS REMAINING

## AS-BUILT DRAWING PACKAGE

## Full Drawings On File

Winningham, Bundy & Architects P.A. Site plan, floor plans, structural sections, electrical riser/panels, drainage plan. BP18-00009493 approved Dec 2018.

ON FILE · TRANSFERABLE

## CAPEX / NNN SUMMARY

## \$0 Landlord Exposure

Both 25-year recertifications: zero repairs. Active roof warranty 10+ years. Triple net leases pass taxes, insurance, and CAM (\$145,440/yr) to tenants.

NNN · ZERO DEFERRED CAPEX

## 04 — CURRENT RENT ROLL (TRIPLE NET · NNN)

# 100% NNN-Occupied · \$401,040/yr In-Place · \$33,420/mo

All tenants on triple net leases. CAM of \$145,440/yr (\$12,120/mo) is included in the stated rental rates and passed directly to tenants — landlord has no operating expense exposure. Keys Deck & Dock (202W) is month-to-month at \$11,000/mo, a full \$10,132/mo below its estimated market value of \$21,132/mo.

TENANT	UNIT	OFFICE	WH SF	YARD SF	LEASE TERM	MONTHLY	ANNUAL
<b>North Ridge Electric</b>	203W	1,760	1,900	6,091	5-YR NNN +5-YR OPTION	\$10,420	\$125,040
<b>Keys Deck &amp; Dock</b> ▲ \$10,132/mo below market (\$21,132/mo est.)	202W	1,740	5,000	12,075	MONTH-TO-MONTH	\$11,000	\$132,000
<b>Roofing Company</b>	201W	1,760	1,800	4,500	2-YR NNN +2-YR RENEWAL	\$7,500	\$90,000
<b>Chase / Shine (101E)</b> ▲ Below market (\$1,780/mo est.) · Cancelable	101E	—	900	—	3-YEAR TERM	\$1,000	\$12,000
<b>Chase / Shine (201E)</b> ▲ Below market (\$1,780/mo est.) · Cancelable	201E	—	900	—	3-YEAR TERM	\$1,000	\$12,000
<b>I-95 Signage</b> Billboard · 0 SF consumed · Direct freeway exposure	Sign	—	—	—	ONGOING	\$2,500	\$30,000
<b>Total In-Place Rent (NNN · 100% Occupied)</b>						<b>\$33,420/mo</b>	<b>\$401,040</b>
CAM Included in NNN Rates (passed to tenants · no landlord exposure)						\$12,120/mo	\$145,440/yr

## 05 — FINANCIAL ANALYSIS · MARK-TO-MARKET SCENARIOS

## In-Place NNN Cash Flow + Three Upside Paths

<b>IN-PLACE NNN ANNUAL</b> <b>\$401,040</b> \$33,420/mo · 100% occupied CAM \$145,440/yr → tenants	<b>LOW-END UPSIDE (M2M)</b> <b>+\$165,360</b> Converts M2M + cancelable to market Post-upside total: \$566,400/yr	<b>KEYS DECK LOCK-IN ALONE</b> <b>+\$121,584</b> One M2M tenant → 5-yr NNN at market \$11K/mo → \$21,132/mo · +30.3% NOI
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SCENARIO	MONTHLY	ANNUAL	VS. IN-PLACE	DRIVER
<b>Current In-Place (NNN)</b>	\$33,420	\$401,040	Baseline	100% occupied · All NNN leases
Low-End Upside (M2M + cancelable)	\$47,200	\$566,400	<b>+\$165,360</b>	Keys Deck to market · 101E/201E to market
Full Mark-to-Market (all units)	\$54,700+	\$656,400+	<b>+\$255,360+</b>	All units at \$22.68/SF CoStar blended
<b>Keys Deck Alone — Market Lock-In</b>	<b>+\$10,132</b>	<b>+\$121,584</b>	<b>+30.3%</b>	Single tenant · M2M → 5-yr NNN at \$21,132/mo

## 06 — SALES COMPARISON APPROACH

# Appraiser Methodology · Three Approaches to Value

## APPROACH 1

## Sales Comparison

Adjusted closed sales of comparable Broward County NNN-leased industrial properties, 2024-2026. Primary weight on small-bay multi-tenant assets with dock loading.

## APPROACH 2

## Income Capitalization

Direct cap on in-place NNN NOI (\$401,040) and mark-to-market NOI (\$566,400+). CoStar reports 6.33-7.0% prevailing cap range for Broward industrial.

## APPROACH 3

## Cost Approach

Land value + depreciated replacement cost. Land scarcity and construction costs set a floor well above the asking price in this submarket.

COMPARABLE	DATE	SIZE	UNADJ.	TIME	LOCATION	SIZE	FEATURES	ADJ. \$/SF
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### GROUP A — SMALL-BAY / MULTI-TENANT PORTFOLIOS (PRIMARY WEIGHT: 60%)

#### Comp 1 — Oakland Park Commerce Ctr

7 bldgs · I-95 access · Dock-high & grade · Built 1972-85 · C&W, Mar 2026

Mar '26

144,874

\$234.70

0%

+5%

+8%

+12%

\$282.90

#### Comp 2 — Elevate Broward Portfolio

11 bldgs · 100+ tenants · Built 1979-84 · C&W / Real Deal, Mar 2026

Mar '26

354,336

\$227.00

0%

+10%

+10%

+15%

\$301.80

#### Comp 3 — Pompano Beach Portfolio

2 bldgs · Built 1986 · Fully leased · CBRE / Real Deal, May 2024

May '24

105,000

\$226.67

+4%

+5%

+8%

+10%

\$293.60

### GROUP B — INDIVIDUAL BUILDINGS, 4+ DOCKS, COSTAR VERIFIED (SECONDARY WEIGHT: 40%)

#### Comp 4 — Gateway Industrial Center

Fort Lauderdale · 5 docks · Built 1971 · Vacant at close · JLL, Nov 2025

Nov '25

13,524

\$321.65

+1%

+3%

0%

+4%

\$344.26

#### Comp 5 — 3400 NW 25th Ave

Pompano Beach · 4 docks · Manufacturing · Built 1997 · CoStar, Sep 2024

Sep '24

12,040

\$313.54

+4%

+3%

0%

+5%

\$356.70

#### Comp 6 — 730 NW 57th Pl

Fort Lauderdale · 4 docks · Built 1966 · 3-phase power · CoStar, Jul 2024

Jul '24

10,175

\$253.07

+6%

+5%

+5%

+12%

\$315.87

### Weighted Value Indication — Sales Comparison (Group A 60% · Group B 40%)

\$320-  
\$365/SF

### SUBJECT — Asking Price

1060 & 1150 SW 10th Ave · 100% NNN leased · I-95 frontage · IOS yard · 25-yr cert

Active

12,414

—

\$362.50

## IN-PLACE NNN NOI

**\$401,040**

\$33,420/mo · 100% occupied

## LOW-END MARK-TO-MKT

**\$566,400**

After M2M + below-mkt conversions

## KEYS DESK LOCK-IN

**\$121,584/yr**

One M2M tenant to market rate

## CAP RATE (BROWARD)

**6.33%-7.0%**

CoStar / LoopNet prevailing range

## 07 - SUBMARKET INTELLIGENCE

# Pompano Beach Industrial: Constrained Supply, Structural Demand

The Fort Lauderdale / Pompano Beach submarket remains healthy relative to national benchmarks — evidenced by recent nine-figure trades: Blackstone (\$163.1M), Kurv Industrial (\$219.7M), NorthBridge (\$81.5M), and CenterPoint (\$124.5M), all within the Pompano corridor in the past 14 months.

<p>SUBMARKET INVENTORY</p> <h2>34.8M SF</h2> <p>Total industrial inventory, Pompano Beach / Fort Lauderdale submarket</p>	<p>RENT GROWTH SINCE 2019</p> <h2>+57%</h2> <p>Fort Lauderdale industrial rents surged 57%+ since 2019, supporting NNN renewal upside</p>	<p>KEYS DECK M2M GAP</p> <h2>\$10,132/mo</h2> <p>Current \$11,000 vs. market \$21,132/mo. Locking in = +\$121,584/yr · +30.3% to NOI</p>	<p>IN-PLACE NNN YIELD</p> <h2>\$401,040</h2> <p>#10b878</p>
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## 08 - IOS + I-95 SIGNAGE ADVANTAGE

## Two Premium Income Streams: IOS Yard + \$30,000/yr Signage

The 1,733 SF IOS yard and the \$2,500/mo I-95 signage lease represent two distinct premium income streams entirely absent from every comparable in this analysis. The IOS yard cannot be replicated through new entitlements in urbanized Broward County. The I-95 billboard generates \$30,000/yr in pure NOI — zero SF consumed, zero maintenance burden, zero lease-up risk.

### I-95 SIGNAGE · \$30,000/YR

\$2,500/mo in pure NOI from direct billboard freeway exposure. Zero SF consumed. Zero maintenance. Not captured in any of the 6 sale comps.

### IOS CRITICALLY UNDERSUPPLIED

New IOS inventory nearly impossible to entitle in urbanized South Florida. Existing assets carry a structural scarcity premium that grows as the region develops.

### INSTITUTIONAL CAPITAL SURGE

PE and institutional investors actively target both IOS and NNN-leased industrial assets, driving cap rate compression and premium pricing across the submarket.

### PURE PREMIUM — NO COMP DEDUCTION

IOS yard and I-95 signage are absent from all 6 comps reviewed. Both add to value with no comparable offset required in any adjustment analysis.

VIRTUAL TOUR AVAILABLE

## Full 3D Walkthrough — Manufacturing Floor, Dock Configuration, IOS Yard

Available 24/7 for qualified investors. All suites, second-floor offices, loading dock layout, structural condition, and outdoor storage yard.

→ [TOURS.FASTPROPERTYPHOTOS.COM/V/F2JNTWL](https://TOURS.FASTPROPERTYPHOTOS.COM/V/F2JNTWL)



LISTING AGENT · EXCLUSIVE REPRESENTATION

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BROKERAGE

**Compass Florida · South Florida**

## PROPERTY QUICK REFERENCE

Address	<b>1060 &amp; 1150 SW 10th Ave, Pompano Beach FL 33069</b>
Asking Price	<b>\$4,500,000 · \$362.50/SF</b>
In-Place NNN Rent	<b>\$401,040/yr · \$33,420/mo</b>
Occupancy / Tenants	<b>100% · 6 NNN Tenants</b>
M2M Upside (Low End)	<b>+\$165,360/yr → \$566,400 total</b>
Keys Deck Lock-In Alone	<b>+\$121,584/yr · +30.3% to NOI</b>
I-95 Signage Income	<b>\$2,500/mo · \$30,000/yr</b>
Virtual Tour	<b><a href="https://tours.fastpropertyphotos.com/v/F2jNtWL">tours.fastpropertyphotos.com/v/F2jNtWL</a></b>

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FINANCIAL DATA: OWNER-PROVIDED RENT ROLL, COSTAR UNDERWRITING REPORT (CITI 1197397, 3/10/2026), COSTAR SALE COMPS, BROWARD COUNTY SIFR/ESIFR DATED 9/12-14/2023, SOPREMA WARRANTY 101-013891, MARKET TRANSACTIONS: C&W, THE REAL DEAL, JLL, CONNECT CRE.  
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