



Offering Memorandum

Busy Bee

4200-4248 NW 12th Street Lauderhill, FL (Broward County)



CURRENT CAPITAL
Real Estate Group

Advisory Team

Caio Martin
781-367-1454
caio@cc-reg.com



CURRENT CAPITAL
Real Estate Group

NON- ENDORSEMENT & DISCLAIMER NOTICE

This confidential Offering Memorandum was prepared by Current Capital Realty, LLC . It contains selected information pertaining to the Property and does not purport to be all- inclusive, nor to contain all the information that a prospective investor may desire. This presentation is not an offer to sell or a solicitation to buy any securities, and is subject; to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the actual return on this investment. Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein. Sources of information contained within this Offering Memorandum came from: CoStar, Google, US Census Bureau among others. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any investor or Broker reviewing this Offering Memorandum or making an offer to invest in the Property unless a written agreement has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum is the property of Current Capital Realty, LLC and may only be used by parties approved by Current Capital Realty, Inc.

The Property is being privately offered and by accepting this Offering Memorandum, the party in possession hereof agrees that its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Current Capital Realty, LLC and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

Executive Summary

4200-4248 NW 12th St – Lauderdale, FL

Current Capital, as exclusive advisor, is pleased to offer the rare opportunity to acquire the Busy Bee Plaza. This neighborhood retail center spans a 31,313-square-foot lot and boasts approximately 210 feet of frontage on NW 12th Street in Broward County. Constructed in 1974, the property consists of approximately 9,750 square feet of leasable space centrally located within the Broward County submarket of Lauderdale. The center is currently 100 percent occupied by a diverse mix of local businesses, providing a "one-stop shop" for the many residents of the surrounding community.

The investment features a stable and diverse tenant roster, including essential service providers and neighborhood favorites such as Donna's Restaurant, the Busy Bee Food Store, a barbershop, and a variety of professional and dining services. With a majority of tenants operating under long-term leases that include scheduled annual rent increases, the property offers a secure and growing income stream. This financial structure ensures consistent cash flow while the center's specialized tenant mix remains highly resilient to e-commerce competition.



CURRENT CAPITAL
Real Estate Group

PROPERTY OVERVIEW

Busy Bee Plaza

4200 -4248 NW 12 St - Lauderhill, FL 33313

Rentable Square Feet:	9,750 SF
Land Area:	Approx. 72 Acres/31,313 SQFT
Parking Spaces:	39 Spaces
Year Built	1974
Yearly Gross Rent Yearly Gross	\$ 400,677.95
Expenses: (2025)	\$ 147,373.13
NOI: (6.76% Cap)	\$ 239,863.06
Price per SQFT	\$ 364

Price Guidance: \$3,549,500.00



12 Unit Multi-Tenant Center

- Average Unit size is 750 SQFT
- WALT 1.77 Years
- Value-add opportunity exists w/ 5,250 square feet, or 54% of the leasable area, currently below market rates
- 50 Year performed in 2024
- 40 year performed in 2015
- Average cars per Day: 28,500
- Roof in good condition, last roof permit 2009
- Busy Donna's Restaurant location drives major traffic to plaza
- Many national tenant in immediate area
- 100 feet from Lauderhill Mall



Projected Expenses / NOI

Expense	Total	Per/SF
Property Taxes	\$50,973.00	\$5.23
Insurance	\$20,868.00	\$2.14
Porter	\$15,000.00	\$1.54
Landscaping	\$8,400.00	\$0.86
Management	\$17,227.83	\$1.77
Electricity	\$6,215.00	\$0.64
Water & Sewer	\$1,826.34	\$0.19
Trash	\$14,862.96	\$1.52
Repairs/Maintenance	\$12,000.00	\$1.23
Total	\$147,373.13	\$15.12

Income	Total
Yearly Gross Base Rent	\$268,835.27
Yearly Gross CAM	\$131,842.68
Gross Income	\$400,677.95
Vacancy	\$13,441.76
Gross Expenses	\$147,373.13
Net Operating Income	\$239,863.06



Survey



BOUNDARY SURVEY
BY

KERI LAND SURVEYING, INC.
1840 NORTH PINE ISLAND ROAD
PLANTATION, FLORIDA 33322

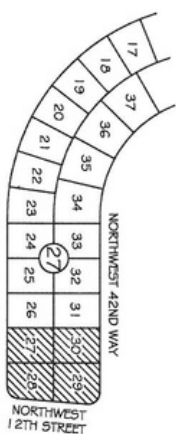
PHONE (954) 473-8010 FAX (954) 473-8020

CERTIFICATE OF AUTHORIZATION #LB7086 E-MAIL: KERILANDSURVEYING@YAHOO.COM

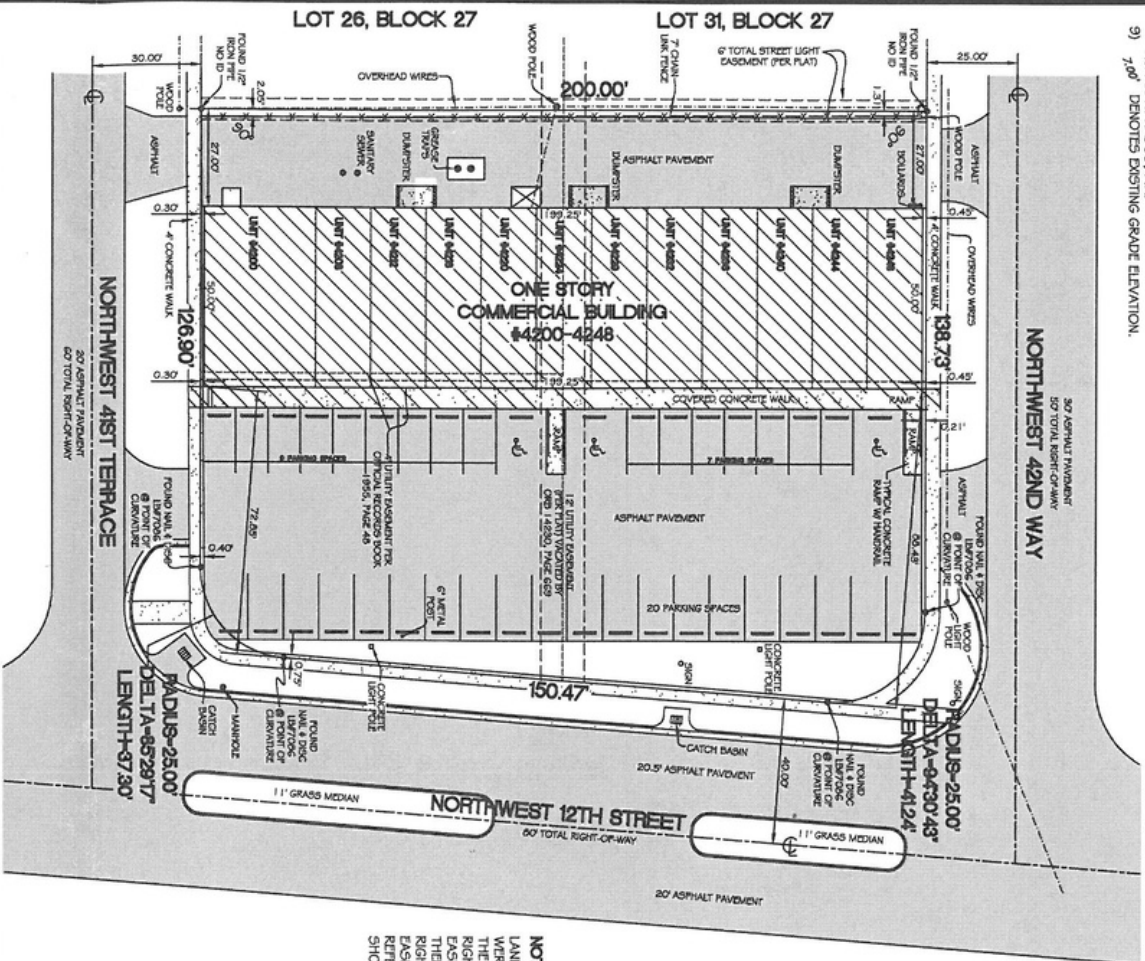


NOTES

- 1) ELEVATIONS, IF SHOWN HEREON, ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON BROWARD COUNTY BENCHMARK NO. 65, ELEVATION=7.999.
- 2) UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
- 3) ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT.
- 4) ROOF OVERHANG NOT LOCATED UNLESS OTHERWISE SHOWN.
- 5) THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
- 6) REASONABLE EFFORTS WERE MADE REGARDING THE DISTANCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 7) ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH MEASURED ON THE GROUND AND RECORD (AS PER PLAT) UNLESS OTHERWISE SHOWN.
- 8) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO:
4200, LLC, A FLORIDA LIMITED LIABILITY COMPANY
OCEAN BANK, A FLORIDA BANKING CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RSCCO, ROCK REMINDER, PTEZ, ESQUELVAL, VIEL & NIETO
ROXANA L. MASCO, P.A.
- 9) 7.00' DENOTES EXISTING GRADE ELEVATION.



LOCATION SKETCH
NOT TO SCALE



LEGAL DESCRIPTION:
LOTS 27, 28, 29 AND 30, BLOCK 27 OF "FLAIR SUBDIVISION NO. 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51 AT PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTICE
LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD. THEREFORE, ONLY THOSE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THE REFERENCED PLAT ARE SHOWN.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER."

JAY KERI
PROFESSIONAL SURVEYOR AND MAPPER NO. 5721
STATE OF FLORIDA

FLOOD INFORMATION

FLOOD ZONE: A1 BASE FLOOD ELEV.: 8.0 FEET
COMMUNITY PANEL #120044 02.12 F
BUILDING DIAGRAM NO. 1A MAP DATE: 08-18-92
LOWEST FLOOR ELEVATION: 10.1 FEET
GARAGE FLOOR ELEVATION: N/A

CLIENT: 4200, LLC
PROJECT NO.: 18028
SURVEY DATE: JUNE 26, 2012
4200-4248 NORTHWEST 12TH ST.
LAUDERHILL, FLORIDA 33313
SCALE: 1"=40'
FILE: NASCO, ROXANA L. P.A.

Contact:

Exclusively offered by Current Capital Realty

Caio Martin
781-367-1454
caio@cc-reg.com

