

CONCEPTUAL STAGE RELOCATION PLAN

September 2019
Revised August 2021

FM NUMBER:	439891-1/436964-1
STATE ROAD:	869 (SW 10 th Street)
COUNTY:	Broward
DESCRIPTION:	SW 10 th Street Connector, SR 9/I-95 to Sawgrass Expressway

Prepared by: Florida Department of Transportation District 4,
Christina Brown, Marcia Miles, and Ivana Robinson

The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation advisory services and resources are available to all residential and business displacees without discrimination.

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INTRODUCTION

The Florida Department of Transportation is seeking infrastructure solutions for capacity and safety improvements along SW 10th Street between Florida's Turnpike/Sawgrass Expressway and SR 9/I-95. SW 10th Street is part of the state's Strategic Intermodal System (SIS) and the National Highway System. SIS facilities are those that are critical to statewide mobility and economic development, and SW 10th Street is designated as an evacuation route. The project is located within the limits of the City of Deerfield Beach.

The primary project purpose is to provide improved connectivity of the regional transportation network and adjacent limited access facilities. The proposed improvements will increase capacity and eliminate various operational and safety deficiencies along SW 10th Street. They will also address local transportation needs for businesses and communities along the corridor. The project will include multimodal, bike and pedestrian facilities while also allowing for future express bus service.

The following analysis is a result of field observations, required for the Conceptual State Relocation Plan by the FDOT's Right of Way (R/W) Procedures Manual. The proposed relocation impacts are as follows:

Preferred Alternative 1:

Affected Properties: 24

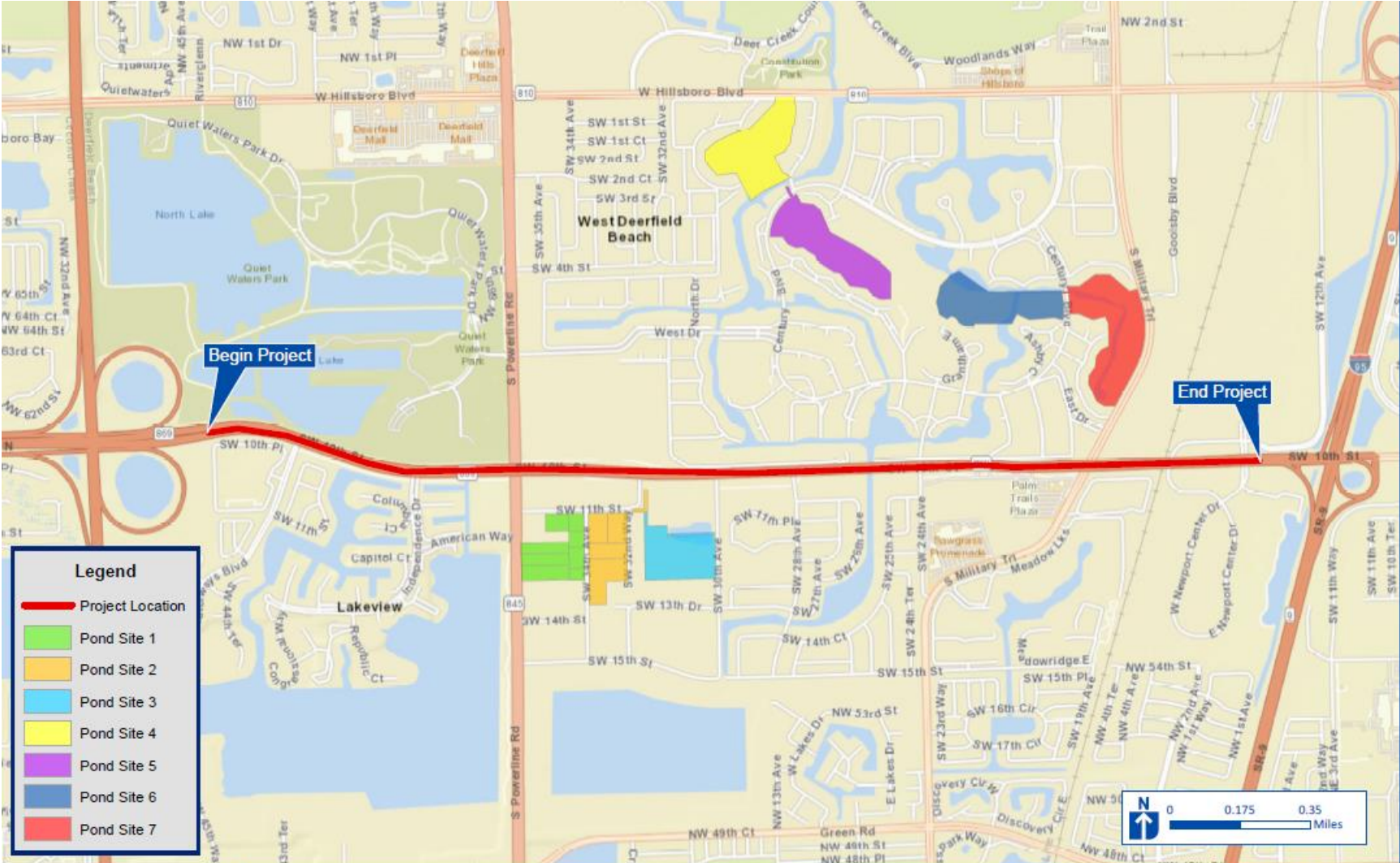
Potential Business Relocations: 18

Residential Relocations: 0

Potential Personal Property Relocations: 39

Business Relocations: 3

PROJECT MAP



State Road 869 / SW 10th Street Connector PD&E Study from Florida's Turnpike / Sawgrass Expressway to I-95
 Financial Project ID: 439891-1-22-02, ETDM No: 14291

Potential Pond Sites

Page No.

1. HOUSEHOLDS TO BE DISPLACED

There are no residential household displacees on this project.

2. COMPARISON OF AVAILABLE HOUSING

Because there are no residential relocations, no discussion of available housing is necessary.

3. RELOCATION HOUSING REMEDY

No residences will be impacted by this project therefore, no discussion of residential housing remedies is necessary.

4. SPECIAL ADVISORY SERVICES

Relocation advisory services are extremely important in order to effectively accomplish business and residential relocation goals. A copy of the various community resources and services for Broward County is provided in Exhibit C of this report. Based on individual needs, appropriate advisory services will be provided.

5. DISCUSSION RESULTS WITH LOCAL OFFICIALS/ SOCIAL AGENCIES

The Department has been coordinating with several agencies including Broward County Metropolitan Organization (MPO), Community Oversight & Advisory Team (COAT), Broward County commissioners and other municipalities in the development and scheduling of this project.

The Department presented the project at the public kick-off meeting on November 15, 2017. Alternatives Workshop 1 was held on April 24, 2018. The second alternative was developed after the meeting and presented at a workshop on September 29, 2018.

The meetings held are listed below:

Broward County

- Commissioner Bogen
 - Project briefing prior to kick-off meetings – 10/2/17
 - Project briefing prior to Alternatives Public Workshop – 4/20/18
 - Discussed SW 10th Street PD&E would be on 4/24/18
 - Project status update – 9/26/18

- Project status update – 6/12/19
- Commissioner Furr
 - Project briefing prior to kick-off meetings – 11/6/17
 - Project update meeting – 5/9/19
- Commissioner Geller
 - Project briefing prior to kick-off meetings – 10/9/17
- Vice Mayor Holness
 - Project update meeting – 4/15/19
- Commissioner LaMarca
 - Project briefing prior to kick-off meetings – 10/9/17
- Commissioner Nan
 - Project briefing prior to kick-off meetings – 10/9/17
- Commissioner Ryan
 - Project briefing prior to kick-off meetings – 10/9/17
 - Project briefing prior to kick-off meetings - 11/13/17
- Commissioner Sharief
 - Project update meeting – 5/6/19
- Commissioner Udine
 - Project briefing prior to kick-off meetings – 10/2/17
 - Project status update – 9/24/18
 - Project status update – 4/3/19

MPO and COAT

- COAT #1 – 4/25/19
 - COAT Recommendation Review Meeting #1
- COAT #2 – 5/16/19
 - COAT Recommendation Review Meeting #2
- COAT #3 – 6/6/19
 - COAT Recommendation Meeting #3
- Broward MPO – 11/14/17
 - Project briefing prior to kick-off meetings with the Broward MPO Director Greg Stuart
- Broward MPO – 3/22/18, 3/29/18
 - Project briefing prior to Alternatives Public Workshop
- Broward MPO Executive Board Update – 6/6/19
- Broward MPO Citizen's Advisory Committee Meeting - 10/24/18, 6/26/19
- COAT Pre-Kickoff Meeting – 10/11/17
 - COAT Meeting to provide input to FDOT on Public Kickoff Meeting
- COAT Update Meeting – 9/19/18

Municipalities

- Coconut Creek
 - Project briefing prior to kick-off meetings – 11/8/17
 - City of Coconut Creek Commissioner Update - 8/15/18
 - Project Status Update – 10/15/18
 - Project Status Update – 12/12/18
 - Project Update and Support – 12/13/18
- Coral Springs
 - Project Briefing post-Alternatives Public Workshop – 5/7/18
 - City of Coral Springs Commissioner Update – 3/19/19
 - Project Update Meeting – 5/13/19
- Dania Beach
 - Project status update with Commissioner Bill Harris – 7/8/19
- Davie
 - Town of Davie Councilmember Update – 4/5/19
- Deerfield Beach
 - Commissioner Gloria Battle
 - Project Briefing prior to Kick-Off Meetings – 9/26/17
 - Project Briefing prior to Alternatives Public Workshop – 4/9/18
 - City of Deerfield Beach Commissioner Update – 9/24/18
 - Vice Mayor Todd Drosky
 - City of Deerfield Beach Vice Mayor Update – 4/24/19
 - Project briefing prior to kick-off meetings – 10/10/17
 - Project update prior to Century Village Meeting - 1/31/18
 - Deerfield Beach District 4 Commissioners Meeting – 5/31/18
 - Project update – 9/13/18
 - Project update and support – 1/4/19
 - Mayor Ganz
 - Project Briefing prior to kick-off meetings – 9/26/17
 - Project update prior to Century Village Meeting – 1/30/18
 - Project update – 8/24/18
 - Project update, design challenges – 2/6/19
 - Project Update – 7/9/19
 - Hanson
 - Project update, future landscape and maintenance preliminary discussion – 1/22/18
 - Commissioner Bernie Parness
 - Project Briefing prior to kick-off meetings – 9/26/17
 - Project Briefing prior to Alternatives Public Workshop – 3/6/18
 - City of Deerfield Beach Commissioner Update – 10/16/18
- Hillsboro

- Project update with Vice Mayor Irene Kirdahy – 6/25/19
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 - Project briefing prior to kick-off meetings – 11/2/17
 - City of Hollywood Commissioner Update – 4/4/19
- Lauderdale by the Sea
 - Project update with Vice Mayor Elliot Sokolow – 6/25/19
- Lauderhill
 - Project update with Vice Mayor Bates – 6/25/19
- Lighthouse Point
 - Commissioner Johnson Project Update Meeting – 5/21/19
- Margate
 - Commissioner Joanne Simone Project Update Meeting – 7/9/19
- Oakland Park
 - Commissioner Michael Carn Project Update Meeting – 6/3/19
- Parkland
 - Project Briefing prior to Kick-Off Meetings – 11/13/17
 - Project Status Update – 10/22/18
 - City Manager Project Update Meeting – 7/3/19
 - Project Update Meeting – 7/8/19
- Pembroke Pines
 - Mayor Ortis Project Update Meeting – 6/4/19
- Plantation
 - Mayor Lyn Stoner Project Update Meeting – 7/10/19
- Pompano Beach
 - Vice Mayor Moss Project Update Meeting - 4/12/19
- Sunrise
 - Commissioner Sofield Project Update Meeting – 3/25/19
- Tamarac
 - Commissioner Placko Project Update Meeting 3/20/19
- Weston
 - City of Weston Commissioner Update – 6/3/19
- Wilton Manors
 - City of Wilton Manors Vice-Mayor Update – 5/22/19

A Public Hearing is tentatively scheduled for Tuesday, October 29, 2019 at the DoubleTree by Hilton Hotel Deerfield Beach at 5 p.m. This Hearing will be combined with the I-95 PD&E Study from SW 10th Street to Hillsboro Boulevard.

6. BUSINESSES TO BE DISPLACED

One business site has structures within the acquisition area and may be eligible for relocation. Three business sites have more than one business operating onsite. NOTE: The project will affect parking for other businesses although buildings are not in the area of acquisition. These may potentially be eligible for relocation assistance.

a) Displaced Businesses

Businesses to be Displaced			
Alternative	Businesses	Folio Number	Employees
Preferred	Nanak's Landscaping, Nanak's Landscaping, Inc., Unique Transportation and Tours LLC	484202000237	20-30, 10-20, 10-20

Folio: 484202000237 (998 S Military Trail) – Business Relocation

Owned by – Deerfield Beach 998, LLC

Nanak's Landscaping/Nanak's Landscaping, Inc. - one of South Florida's most significant independent full-service grounds maintenance and major installations companies serving Dade, Broward, Palm Beach, Martin and St. Lucie counties. Founded in 1976 by Deva Khalsa, they provide complete landscaping services for residential developments, office and industrial parks, shopping centers, hotels & resorts and apartment complexes.

Unique Transportation and Tours LLC - a woman owned and family operated business. As a result of our daily operations, experience, and expertise in the industry, we offer our clients the finest most complete trolley transportation services in the nation.

b) Potential Displaced Businesses

Potential Businesses to be Displaced			
Alternative	Business(es)	Folio Number	Employees
Preferred	Deerfield Storage	484203090030	10-20
Preferred	Med-Care Pharmacy	484210020040	10-20
Preferred	UPS Store, Metro PCS Jimmy Johns Sal's Restaurant & Pizzeria Chiropractor Vacant	484211100020	10-20, 10-20, 10-20, 30-40, 5- 10, N/A
Preferred	J Raymond Construction Corp, R & R Richard and Rice Construction Company, Inc., Terminix, ABC Roofing, Ocean LED, US Info C.O.M.M., Inc., CPC Carnahan Proctor and Cross, Complete Home Care, Acruva, Cell Science Systems	484202290030	10-20,10-20, 40-50, 10-20, 40-50, 10- 20, 5-10, 5-10, 5- 10, 10-20, 30-40

Folio: 484203090030 (3401 SW 10th Street) – Potential Business Relocation

Owned by - Lewis Rental Properties, Limited Partnership

Deerfield Storage is currently conducting business at this location. Deerfield Storage is a self-storage facility offering units of all sizes. The facility offers 1,461 units ranging in size from 4' x 4' x 4' to 15' x 40'. It also features first and second floor units with elevators available and 121 parking spaces of varying sizes. Only a portion of the frontage and one building may be affected by the acquisition. The remainder property appears to have adequate onsite space for continued operation; however, a portion of the warehouse that includes 39 storage units may qualify for relocation assistance.

Folio: 484210020040 (1052 S. Powerline Road) – Potential Business Relocation

Owned by – Dane Medical Properties, LLC

Med-Care Pharmacy is currently conducting business at this location. Med-Care Pharmacy provides respiratory medications, medical equipment, diabetic testing supplies, seat lifts, wheelchairs and other prescription medication. Portion of the front parking lot will be affected by the project which in turn may require the business to be relocated.

Folio: 484211100020 (1101-11149 S. Military Trail) – Potential Business Relocation

Owned by – SRA/Palm Trails Plaza, LLC

Five businesses operate at this location, and one storefront space is currently vacant and available for lease. All six businesses may need to be relocated if the City of Deerfield Beach does not approve a set-back variance. It appears there is no adequate onsite space for continued operation, and all businesses may qualify for relocation assistance.

The UPS Store – UPS is a professional printing, packing and shipping resource. It offers a range of domestic, international and freight shipping services as well as shipping boxes, moving boxes and packing supplies. The store is approximately 3,700 square feet.

Metro PCS - Metro by T-Mobile, formerly known as MetroPCS, is a prepaid wireless carrier brand owned by T-Mobile US. Customers can order a new phone, start a service, or pay their bill at this location. The store is approximately 2,000 square feet.

Jimmy John's Gourmet Sandwiches - Jimmy John's Franchise, LLC is an American franchised sandwich fast food restaurant chain, specializing in delivery. The restaurant is approximately 1,250 square feet.

Sal's Restaurant & Pizzeria - Sal's Restaurant and Pizzeria is a family run restaurant specializing in Italian cuisine. The restaurant is approximately 2,700 square feet.

Family Wellness Physicians - Dr. Richard Pellegrino, D.C. - Chiropractor's Office provides services focused on treatment of neuromuscular disorders through manual adjustment and manipulation of the spine. The office is around 1,300 square feet.

Folio: 484202290030 (776-852 S Military Trail) – Potential Business Relocation

Owned by – Denholtz Deerfield, LLC

10 businesses currently operate at this location. There are also vacant offices within the building that could be occupied at the time of acquisition. While the acquisition is not affecting the structure, it will effect 71 parking spaces. All of the business may need to be relocated if the City of Deerfield Beach requires a certain amount of parking and does not approve a variance.

J Raymond Construction Corp - Since 1989, J. Raymond Construction Corp. has been a trusted partner for construction needs throughout the Southeast US. The foundation and success of the company has been built through servicing their clients the R.I.G.H.T way: with Respect, Integrity, Golden Rule, Humility & Trust.

R & R Richard and Rice Construction Company, Inc. - December of 2004, Richard & Rice Construction Company, Inc. was founded by Presidents Gaetan Richard and

Murray Rice. R&R 'Build Excellence Every Day' for single and multi-family homes, custom homes, light commercial, and industrial structures. From Miami to Jacksonville, Naples to Pensacola, and parts of Central Florida, R&R rises to be the best shell contractors state-wide.

Terminix – One of the largest pest control companies in the world, operating in 47 states in the United States and 22 countries around the world.

ABC Roofing - South Florida roofing company that can handle all of your roofing needs for both residential and commercial roofs.

Ocean LED - Provide optimum lighting effect for boats. OceanLED product line is bespoke, with precision in-house electronic, thermal and mechanical design. Custom optics are developed across all our ranges for each of the different class and size of vessels.

US Info C.O.M.M., Inc. - a nationally focused IT services company specializing in telecommunications and data network support and deployment.

CPC Carnahan Proctor and Cross - is a multi-disciplined professional services consulting firm established in 1977. Since its inception CPC has broadened and refined its services and is proud to have grown both in size and leadership. The firm's team includes a broad combination of highly skilled and well respected professionals that are dedicated to building strong client partnerships and identifying ways in which residents, businesses and public agencies can successfully plan, design and construct their sustainable future.

Complete Home Care - managed and operated by Florida licensed health care professionals. They are a privately owned, AHCA Licensed, CHAP Accredited, fully insured, and a member of the Home Care Association of Florida. They manage every aspect of patient care, from a patient's needs to the physician's orders.

Acruva – Development company that includes high quality and equitable education, reliable social safety nets, job opportunities, safe working conditions, inclusive institutions and high quality affordable housing.

Cell Science Systems - A specialty clinical laboratory that develops and performs laboratory testing in immunology and cell biology supporting the personalized treatment and prevention of chronic disease.

c) Availability of Business Sites

As indicated above, business relocations may be required. A recent search of LoopNet.com revealed sufficient number of comparable properties in the area for sale and lease. Although it is very unlikely that the currently available replacement sites will be available when the acquisition and relocation phases of the project are initiated, we can anticipate that other sites in the search area will become available. Please refer to the Exhibit D of this report for further information.

d) Business Relocation Likelihood

There are three businesses that will be displaced. There are 18 businesses that may be potentially displaced. There appears to be adequate onsite space on the remainder property for continued operation of Deerfield Storage and Med-Care Pharmacy, and these relocations are highly unlikely. As for SRA/Palm Trails Plaza, LLC and Denholtz Deerfield Beach, LLC, if the City of Deerfield Beach disapproves a set-back and parking variance, 16 businesses may need to be relocated.

e) Impacts on those Businesses Remaining and on the Community

There would be minimal impact on the businesses that would remain on the corridor. Similarly, any impact on the community would be nominal.

Due to the nature of the acquisition, Deerfield Storage may need to be relocated. Right next door is Kingston Cross Dock Storage and White Lion Moving and Storage. Also, right across the street on the south side of SW 10th Street, there is a Public Storage facility, so community will not be greatly affected.

As for Med-Care Pharmacy that may need to be relocated, Nationwide Parma Assist is less than a mile away. In addition, five other pharmacies are located within 1.7 miles along the same corridor: Walmart Pharmacy, Walgreens, CVS Pharmacy, CarePlus Pharmacy Services and Hybrid Pharma.

Palm Trails Plaza contains five businesses that may need to be relocated: the UPS Store, Metro PCS Store, Jimmy John's Gourmet Sandwiches, Sal's Restaurant and Pizzeria, and Family Wellness Physicians - Dr. Richard Pellegrino, D.C.

- The nearest UPS store is 2.6 miles away, and there is a FedEx shipping and mailing service within the walking distance from the current location.
- Within 2-mile radius from the plaza, there are three Metro PCS' stores.

- The nearest Jimmy John's Gourmet Sandwiches store is 2.3 miles away, and there are three sandwich and sub shops within the walking distance from the current location.
- Sal's Restaurant and Pizzeria is a family-owned restaurant with a single location. However, within a walking distance from the plaza, there are two Italian restaurants.
- There are two chiropractor's offices within the walking distance.

Since there is a sufficient number of business that provide similar services/products, community will not be greatly affected by potential relocations.

7. DISCUSSION RESULTS WITH LOCAL GOVERNMENTS REGARDING POTENTIAL BUSINESS DISPLACEMENTS

Although there were no formal discussions regarding the impact of business displacements only, numerous meetings have been held with Broward County officials, Broward Metropolitan Planning Organization (MPO), Community Oversight & Advisory Team (COAT), and other municipalities.

The meetings held are listed below:

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- Commissioner Nan
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- Commissioner Ryan
 - Project briefing prior to kick-off meetings – 10/9/17
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 - Town of Davie Councilmember Update – 4/5/19
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 - City of Deerfield Beach Vice Mayor Update – 4/24/19
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- Lauderhill
 - Project update with Vice Mayor Bates – 6/25/19
- Lighthouse Point
 - Commissioner Johnson Project Update Meeting – 5/21/19
- Margate

- Commissioner Joanne Simone Project Update Meeting – 7/9/19
- Oakland Park
 - Commissioner Michael Carn Project Update Meeting – 6/3/19
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- Weston
 - City of Weston Commissioner Update – 6/3/19
- Wilton Manors
 - City of Wilton Manors Vice-Mayor Update – 5/22/19

Public Meetings

- Elected/Agency and Public Kick-Off Meeting on 11/15/17
- Alternatives Workshop #1 held on 4/24/18
- Alternatives Workshop #2 held on 9/29/18

There are several organizations within Broward County that offer resources and assistance to businesses within the area. Information pertaining to these can be found in the Exhibit C.

8. NON-DISCRIMINATION STATEMENT

The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended; Title VI of the 1964 Civil Rights Act; and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act). Relocation advisory services and resources are available to all residential and business displacees without discrimination.

9. POTENTIAL HAZARDOUS WASTE CONCERNS

The Shell gas station has a potential for containing hazardous waste. Because of the nature of this property, there is a potential for contamination from gasoline/diesel-powered vehicles, underground storage tanks, possible stored drums of gasoline and diesel fuel, natural gas, and other hazardous materials.

10. PUBLICLY OWNED LANDS

Partial acquisition of three publicly owned lands are anticipated in the Preferred Alternative. Two properties owned by the City of Deerfield Beach and one owned by the Water Control District 2. Although one of the properties owned by the City has a small structure on it, no relocation is necessary. The other two properties are vacant.

11. CONCLUSION

The primary purpose of the project is to provide a regional connection between the Turnpike/Sawgrass Expressway and I-95 with an express lane type facility. The proposed project will enhance local access and mobility with bike lanes and sidewalks. In addition, it will increase capacity and address the operational and safety deficiencies along the corridor. Relocation impacts are listed in the chart below. There are no residential relocations on this project. There are eight potential business relocations: Deerfield Storage, Med-Care Pharmacy and Palm Trails Plaza that currently has five business tenants and one vacant retail space. Relocation of the Deerfield Storage facility could result in personal property relocation of 39 storage units.

Currently, there is a sufficient number of available commercial replacement properties in case any business needs to be relocated. In addition, there is an adequate number of public storage facilities in the nearby area to accommodate 39 personal property relocations if needed. Relocation advisory services and assistance will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act).

Impacts for Preferred Alternative

Potential Business Relocation	Business Relocations	Potential Personal Property Relocations	Residential Relocations
18	3	39	0

12. PHOTOGRAPHS

**Business, Potential Business
and Personal Property
Relocations**



Folio: 484203090030
Description: Deerfield Storage Building

439891-1 Conceptual Stage Relocation Plan
SW 10th Street Connector
Broward County



Folio: 484210020040
Description: Med-Care Pharmacy Building and Parking



Folio: 484211100020
Description: SRA/ Palm Trails Plaza, LLC

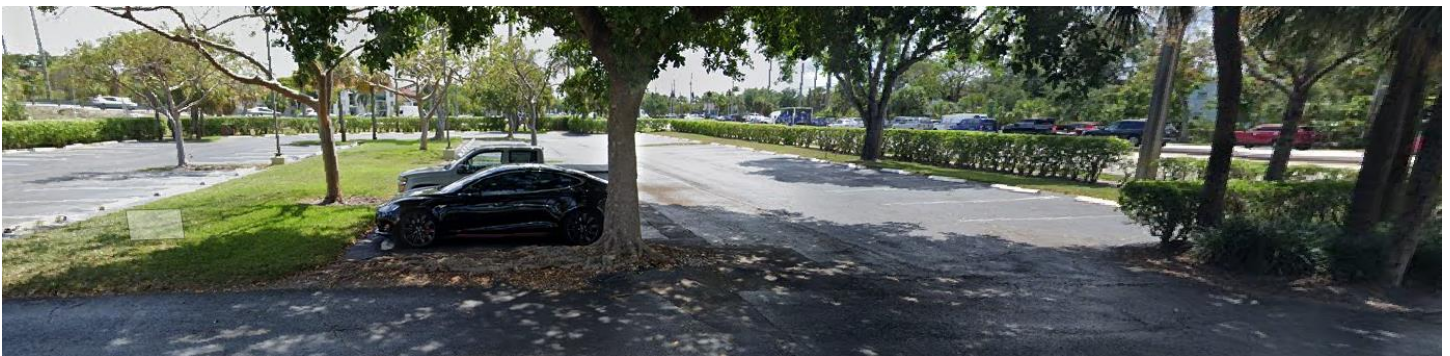
439891-1 Conceptual Stage Relocation Plan
SW 10th Street Connector
Broward County



Folio: 484211100020
Description: SRA/ Palm Trails Plaza Tenants

439891-1 Conceptual Stage Relocation Plan
SW 10th Street Connector
Broward County

Folio: 484202000237
Description: Deerfield Beach 998, LLC



Folio: 484202290030
Description: Denholtz Deerfield, LLC

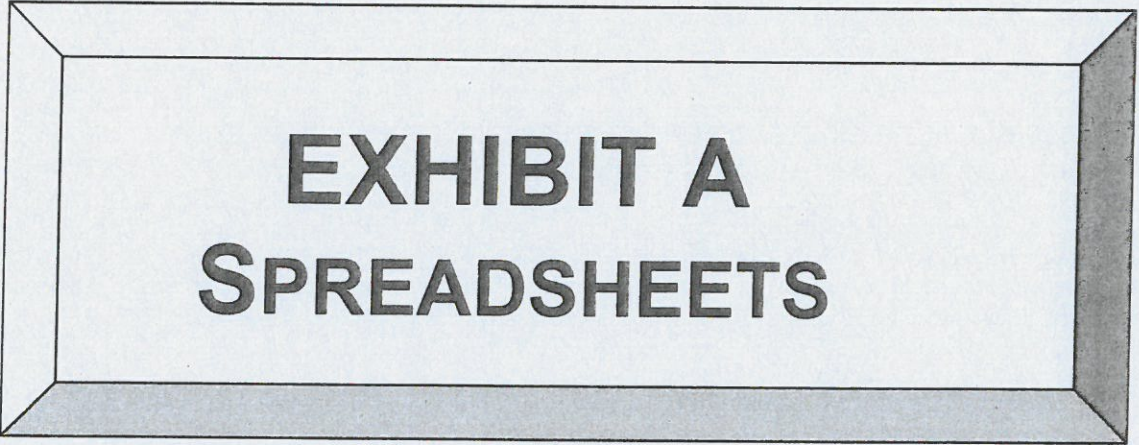


EXHIBIT A
SPREADSHEETS

Date: 9/16/2019
 State Road No.: SW 10th Street
 State Project No.: 438911
 Project Manager: Robert Boston

43891-1 SW 10th Street

Folio Number	Address	Property Owner	Direction	Minority Use <small>Y=Yes/NA=No/Undetermined</small>	Number of Employees <small>0=0/1=1/2=2/3=3/4=4/5=5/6=6/7=7/8=8/9=9/10=10</small>	Property Type	Annual Business Income <small>0=0/1=1/2=2/3=3/4=4/5=5/6=6/7=7/8=8/9=9/10=10</small>	Annual Employee Income <small>0=0/1=1/2=2/3=3/4=4/5=5/6=6/7=7/8=8/9=9/10=10</small>	Type of Operational Usage	Owner or Tenant Occupant	Number of Residential Relocations	Number of Potential Personal Property Relocations	Number of Potential Business Relocations	Number of Business Relocations	Comments
48420920190	Independence Drive	Independence Bay Community	S	U	U	RVP	C	U	4	N/A	0	0	0	Landscape, irrigation	
48420920010	3652 SW 10th Street	Anglo American, LLC	S	U	U	V	B	U	4	N/A	0	0	0	Landscape, irrigation	
48420920011	3650 SW 10th Street	LMD Sports, LLC	S	U	U	UBP	B	U	4	N/A	0	0	0	Enter Sign (Encroachment)	
48420920012	1011 S. Powerline Road	First Coast Energy, LLP	SW	U	U	UBP	C	U	2	N/A	0	0	0	Vent pipes, 2 light poles, small cable box, irrigation	
48420920013	1051 S. Powerline Road	First Coast Energy, LLP	SW	U	U	UBP	A	U	4	N/A	0	0	0	Landscape, irrigation	
48420920010	710-750 S. Powerline Road	Quiet Waters Business Park, LLC	NE	U	U	UBP	C	U	4	N/A	0	0	0	Landscape, irrigation	
48421002040	1052 S. Powerline Road	Dana Medical Properties, LLC	SE	U	U	UBP	B	U	4	N/A	0	0	0	AC box, cable box	
48421002060	1100 S. Powerline Road	558 West 151 Street Realty Corp.	SE	U	U	UBP	B	U	5	N/A	0	0	0	Landscape, irrigation	
48421017020	1130 S. Powerline Road	Golden Global Investments, LLC	SE	U	U	UBP	B	U	5	N/A	0	0	0	Landscape, irrigation	
48420900033	950 S. Powerline Road	Lewis Rental Properties	N	U	U	UBP	B	U	4	N/A	0	0	0	Concrete wall, 2 backflow preventers, lighting, irrigation	
48420309030	3401 SW 10th Street	Lewis Rental Properties	N	U	U	UBP	B	U	4	N/A	0	39	1	0	Concrete wall, metal gate, lighting, irrigation
48420325010	3165-3175 SW 10th Street	10th Street #16, LLC	N	U	U	UBP	B	U	4	N/A	0	0	0	0	Chain-link fence, 8-9 parking spaces
48420325020	3155-3161 SW 10th Street, 8A	Quiet Waters Business Park, LLC	N	U	U	UBP	C	U	4	N/A	0	0	0	0	Drainage, lighting
48421002050	3191 SW 10th Street	Powerline-11 Street Industrial Park Association	S	U	U	UBP	A	U	4	N/A	0	0	0	0	Chain-link fence, 3-5 parking spaces, irrigation
48421006090	1027-1077 SW 10th Street	River America Reit II Corp 5	S	U	U	UBP	C	U	4	N/A	0	0	0	0	23 parking spaces, sign, irrigation
48421010010	2911 SW 12th Street	Waterford Courtyards @ Crystal Lake	S	U	U	R	B	U	4	N/A	0	0	0	0	Sidewalk, cable box, irrigation
48421003990	2650 SW 10th Street	City of Deerfield Beach Management & Budget Director	S	U	U	UBP	A	U	4	N/A	0	0	0	0	Pump house, well, large and small backflow preventer, generator housing, antenna tower
48421003970	2550 SW 10th Street	Water Control District 2	S	U	U	V	A	U	4	N/A	0	0	0	0	Pipe (over canal), landscape
48421003980	2450 SW 10th Street	City of Deerfield Beach Management & Budget Director	S	U	U	V	A	U	4	N/A	0	0	0	0	Landscape, irrigation
48421100010	2200 SW 10th Street	2200 Deerfield Florida, LLC	S	U	U	UBP	B	U	4	N/A	0	0	0	0	Landscape, irrigation
48421100011	2100-2150 SW 10th Street, 8A	Geneva 2100, LLC	S	U	U	UBP	B	U	4	N/A	0	0	0	0	Landscape, irrigation
48421100020	1101-1149 S. Military Trail	SRA/Palm Trails Plaza, LLC	S	U	U	UBP	B	U	4	N/A	0	0	0	0	Landscape, irrigation
48421100022	1051 S. Military Trail	ADE Deerfield Holdings, LLC	S	U	U	UBP	A	U	4	N/A	0	0	0	0	Landscape, irrigation
48420300237	998 S. Military Trail	Deerfield Beach 998, LLC	N	U	U	UBP	B	U	4	N/A	0	0	0	3	Structure of three buildings, parking, irrigation, landscape
48420320030	776-822 S Military Trail	Denkoto Deerfield, LLC	N	U	U	UBP	C	U	4	N/A	0	0	10	0	71 parking spaces
48421100021	1031 S. Military Trail	JPMorgan Chase Bank	S	U	U	UBP	C	U	5	N/A	0	0	0	0	Landscape, irrigation
										24	0	99	11	3	
										Affected Properties	Residential Relocations	Personal Property Relocations	Potential Business Relocations	Business Relocations	

TYPE OF OPERATIONAL USAGE		ANNUAL BUSINESS INCOME		PROPERTY TYPE				RELOCATION TYPE					
Code	Range	Category	Type	Code	Type	Code	Potential Business Relocations	Code	Potential Personal Property Relocations	Code	Potential Business Relocations	Code	Business Relocations
1	\$0 - \$200,000	A	Urban Improved Business - Partial	UBP	Residential Not Impacted - Partial	RVP	Business Relocations	1	UBP	1	Business Relocations	1	Business Relocations
2	\$200,001 - \$500,000	B	Urban Vacant Business - Partial	UBP	Residential	R	Potential Personal Property Relocations	2	UBP	2	Potential Personal Property Relocations	2	Business Relocations
3	Greater than \$500,000	C	Rural Improved - Business Partial	RBP	Vacant	V	Displaced Households	3	RBP	3	Displaced Households	3	Business Relocations
4								4		4		4	
5								5		5		5	



EXHIBIT B
CENSUS INFORMATION

QuickFacts**Florida; United States**

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

Table

ALL TOPICS

Florida

Population estimates, July 1, 2018, (V2018)

 PEOPLE

Population

Population estimates, July 1, 2018, (V2018)

Population estimates base, April 1, 2010, (V2018)

Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)

Population, Census, April 1, 2010

Age and Sex

Persons under 5 years, percent

Persons under 18 years, percent

Persons 65 years and over, percent

Female persons, percent

Race and Hispanic Origin

White alone, percent

Black or African American alone, percent (a)

American Indian and Alaska Native alone, percent (a)

Asian alone, percent (a)

Native Hawaiian and Other Pacific Islander alone, percent (a)

Two or More Races, percent

Hispanic or Latino, percent (b)

White alone, not Hispanic or Latino, percent

Population Characteristics

Veterans, 2013-2017

Foreign born persons, percent, 2013-2017

Housing

Housing units, July 1, 2018, (V2018)

Owner-occupied housing unit rate, 2013-2017

Median value of owner-occupied housing units, 2013-2017

Median selected monthly owner costs -with a mortgage, 2013-2017

Median selected monthly owner costs -without a mortgage, 2013-2017

Median gross rent, 2013-2017

Building permits, 2018

Families & Living Arrangements

Households, 2013-2017

Persons per household, 2013-2017

Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017

Language other than English spoken at home, percent of persons age 5 years+, 2013-2017

Computer and Internet Use

Households with a computer, percent, 2013-2017

Households with a broadband Internet subscription, percent, 2013-2017

Education

High school graduate or higher, percent of persons age 25 years+, 2013-2017

Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017

Health

With a disability, under age 65 years, percent, 2013-2017

Persons without health insurance, under age 65 years, percent

Economy

In civilian labor force, total, percent of population age 16 years+, 2013-2017

In civilian labor force, female, percent of population age 16 years+, 2013-2017

Total accommodation and food services sales, 2012 (\$1,000) (c)

Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)

Total manufacturers shipments, 2012 (\$1,000) (c)

Total merchant wholesaler sales, 2012 (\$1,000) (c)

Total retail sales, 2012 (\$1,000) (c)

Total retail sales per capita, 2012 (c)

Transportation

Mean travel time to work (minutes), workers age 16 years+, 2013-2017

Income & Poverty

Median household income (in 2017 dollars), 2013-2017

Per capita income in past 12 months (in 2017 dollars), 2013-2017

Persons in poverty, percent

**BUSINESSES**

Businesses

Total employer establishments, 2016

Total employment, 2016

Total annual payroll, 2016 (\$1,000)

Total employment, percent change, 2015-2016

Total nonemployer establishments, 2017

All firms, 2012

Men-owned firms, 2012

Women-owned firms, 2012

Minority-owned firms, 2012

Nonminority-owned firms, 2012

Veteran-owned firms, 2012

Nonveteran-owned firms, 2012

 **GEOGRAPHY**

Geography

Population per square mile, 2010

Land area in square miles, 2010

FIPS Code

QuickFacts

Broward County, Florida; Deerfield Beach city, Florida

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

Table

ALL TOPICS

**Broward Cou
Florida**

Population estimates, July 1, 2018, (V2018)

 **PEOPLE**

Population

Population estimates, July 1, 2018, (V2018)

Population estimates base, April 1, 2010, (V2018)

Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)

Population, Census, April 1, 2010

Age and Sex

Persons under 5 years, percent

Persons under 18 years, percent

Persons 65 years and over, percent

Female persons, percent

Race and Hispanic Origin

White alone, percent

Black or African American alone, percent (a)

American Indian and Alaska Native alone, percent (a)

Asian alone, percent (a)

Native Hawaiian and Other Pacific Islander alone, percent (a)

Two or More Races, percent

Hispanic or Latino, percent (b)

White alone, not Hispanic or Latino, percent

Population Characteristics

Veterans, 2013-2017

Foreign born persons, percent, 2013-2017

Housing

Housing units, July 1, 2018, (V2018)

Owner-occupied housing unit rate, 2013-2017

Median value of owner-occupied housing units, 2013-2017

Median selected monthly owner costs -with a mortgage, 2013-2017

Median selected monthly owner costs -without a mortgage, 2013-2017

Median gross rent, 2013-2017

Building permits, 2018

Families & Living Arrangements

Households, 2013-2017

Persons per household, 2013-2017

Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017

Language other than English spoken at home, percent of persons age 5 years+, 2013-2017

Computer and Internet Use

Households with a computer, percent, 2013-2017

Households with a broadband Internet subscription, percent, 2013-2017

Education

High school graduate or higher, percent of persons age 25 years+, 2013-2017

Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017

Health

With a disability, under age 65 years, percent, 2013-2017

Persons without health insurance, under age 65 years, percent

Economy

In civilian labor force, total, percent of population age 16 years+, 2013-2017

In civilian labor force, female, percent of population age 16 years+, 2013-2017

Total accommodation and food services sales, 2012 (\$1,000) (c)

Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)

Total manufacturers shipments, 2012 (\$1,000) (c)

Total merchant wholesaler sales, 2012 (\$1,000) (c)

Total retail sales, 2012 (\$1,000) (c)

Total retail sales per capita, 2012 (c)

Transportation

Mean travel time to work (minutes), workers age 16 years+, 2013-2017

Income & Poverty

Median household income (in 2017 dollars), 2013-2017

Per capita income in past 12 months (in 2017 dollars), 2013-2017

Persons in poverty, percent

**BUSINESSES**

Businesses

Total employer establishments, 2016
Total employment, 2016
Total annual payroll, 2016 (\$1,000)
Total employment, percent change, 2015-2016
Total nonemployer establishments, 2017
All firms, 2012
Men-owned firms, 2012
Women-owned firms, 2012
Minority-owned firms, 2012
Nonminority-owned firms, 2012
Veteran-owned firms, 2012
Nonveteran-owned firms, 2012

 **GEOGRAPHY**


Geography

Population per square mile, 2010
Land area in square miles, 2010
FIPS Code

QuickFacts**Deerfield Beach city, Florida; Broward County, Florida; United States**

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

Table

ALL TOPICS	Deerfield Beach city, Florida	Bro Floi
Median household income (in 2017 dollars), 2013-2017	\$44,142	
 PEOPLE		
Population		
Population estimates, July 1, 2018, (V2018)	80,863	
Population estimates base, April 1, 2010, (V2018)	75,021	
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	7.8%	
Population, Census, April 1, 2010	75,018	
Age and Sex		
Persons under 5 years, percent	▲ 5.6%	
Persons under 18 years, percent	▲ 19.0%	
Persons 65 years and over, percent	▲ 22.1%	
Female persons, percent	▲ 51.4%	
Race and Hispanic Origin		
White alone, percent	▲ 64.5%	
Black or African American alone, percent (a)	▲ 27.4%	
American Indian and Alaska Native alone, percent (a)	▲ 0.4%	
Asian alone, percent (a)	▲ 2.5%	
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.0%	
Two or More Races, percent	▲ 2.9%	
Hispanic or Latino, percent (b)	▲ 18.0%	
White alone, not Hispanic or Latino, percent	▲ 49.5%	
Population Characteristics		
Veterans, 2013-2017	4,039	
Foreign born persons, percent, 2013-2017	34.0%	

Housing	
Housing units, July 1, 2018, (V2018)	X
Owner-occupied housing unit rate, 2013-2017	59.8%
Median value of owner-occupied housing units, 2013-2017	\$142,600
Median selected monthly owner costs -with a mortgage, 2013-2017	\$1,430
Median selected monthly owner costs -without a mortgage, 2013-2017	\$515
Median gross rent, 2013-2017	\$1,223
Building permits, 2018	X
Families & Living Arrangements	
Households, 2013-2017	31,755
Persons per household, 2013-2017	2.46
Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017	77.8%
Language other than English spoken at home, percent of persons age 5 years+, 2013-2017	42.2%
Computer and Internet Use	
Households with a computer, percent, 2013-2017	85.2%
Households with a broadband Internet subscription, percent, 2013-2017	75.7%
Education	
High school graduate or higher, percent of persons age 25 years+, 2013-2017	85.7%
Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017	24.9%
Health	
With a disability, under age 65 years, percent, 2013-2017	7.7%
Persons without health insurance, under age 65 years, percent	▲ 25.7%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2013-2017	62.5%
In civilian labor force, female, percent of population age 16 years+, 2013-2017	58.4%
Total accommodation and food services sales, 2012 (\$1,000) (c)	163,222
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	443,680
Total manufacturers shipments, 2012 (\$1,000) (c)	751,541
Total merchant wholesaler sales, 2012 (\$1,000) (c)	10,619,208
Total retail sales, 2012 (\$1,000) (c)	1,084,737
Total retail sales per capita, 2012 (c)	\$14,008
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2013-2017	24.3

Income & Poverty

Median household income (in 2017 dollars), 2013-2017	\$44,142
Per capita income in past 12 months (in 2017 dollars), 2013-2017	\$25,003
Persons in poverty, percent	▲ 17.3%

 **BUSINESSES****Businesses**

Total employer establishments, 2016	X
Total employment, 2016	X
Total annual payroll, 2016 (\$1,000)	X
Total employment, percent change, 2015-2016	X
Total nonemployer establishments, 2017	X
All firms, 2012	11,470
Men-owned firms, 2012	6,386
Women-owned firms, 2012	3,923
Minority-owned firms, 2012	4,243
Nonminority-owned firms, 2012	6,810
Veteran-owned firms, 2012	885
Nonveteran-owned firms, 2012	10,170

 **GEOGRAPHY****Geography**

Population per square mile, 2010	4,972.4
Land area in square miles, 2010	15.09
FIPS Code	1216725



DP03

SELECTED ECONOMIC CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	Broward County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	1,531,882	+/-956	1,531,882	(X)
In labor force	1,008,709	+/-4,507	65.8%	+/-0.3
Civilian labor force	1,007,621	+/-4,491	65.8%	+/-0.3
Employed	930,561	+/-4,339	60.7%	+/-0.3
Unemployed	77,060	+/-2,610	5.0%	+/-0.2
Armed Forces	1,088	+/-188	0.1%	+/-0.1
Not in labor force	523,173	+/-4,450	34.2%	+/-0.3
Civilian labor force	1,007,621	+/-4,491	1,007,621	(X)
Unemployment Rate	(X)	(X)	7.6%	+/-0.2
Females 16 years and over				
In labor force	483,881	+/-3,036	60.9%	+/-0.4
Civilian labor force	483,740	+/-3,034	60.9%	+/-0.4
Employed	446,116	+/-3,090	56.2%	+/-0.4
Own children of the householder under 6 years				
All parents in family in labor force	92,126	+/-1,840	72.8%	+/-1.2
Own children of the householder 6 to 17 years				
All parents in family in labor force	200,793	+/-2,488	76.7%	+/-0.9
COMMUTING TO WORK				
Workers 16 years and over	912,672	+/-4,626	912,672	(X)
Car, truck, or van -- drove alone	730,346	+/-5,676	80.0%	+/-0.4
Car, truck, or van -- carpooled	82,257	+/-3,057	9.0%	+/-0.3
Public transportation (excluding taxicab)	25,527	+/-1,499	2.8%	+/-0.2
Walked	10,961	+/-821	1.2%	+/-0.1
Other means	18,995	+/-1,350	2.1%	+/-0.1
Worked at home	44,586	+/-1,548	4.9%	+/-0.2
Mean travel time to work (minutes)	28.2	+/-0.2	(X)	(X)

Subject	Broward County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPATION				
Civilian employed population 16 years and over	930,561	+/-4,339	930,561	(X)
Management, business, science, and arts occupations	331,184	+/-4,016	35.6%	+/-0.4
Service occupations	185,310	+/-3,986	19.9%	+/-0.4
Sales and office occupations	255,604	+/-3,643	27.5%	+/-0.4
Natural resources, construction, and maintenance occupations	78,284	+/-2,495	8.4%	+/-0.3
Production, transportation, and material moving occupations	80,179	+/-2,392	8.6%	+/-0.3
INDUSTRY				
Civilian employed population 16 years and over	930,561	+/-4,339	930,561	(X)
Agriculture, forestry, fishing and hunting, and mining	2,119	+/-635	0.2%	+/-0.1
Construction	61,217	+/-2,491	6.6%	+/-0.3
Manufacturing	44,361	+/-1,673	4.8%	+/-0.2
Wholesale trade	34,037	+/-1,579	3.7%	+/-0.2
Retail trade	123,599	+/-2,974	13.3%	+/-0.3
Transportation and warehousing, and utilities	52,355	+/-1,936	5.6%	+/-0.2
Information	21,982	+/-1,382	2.4%	+/-0.1
Finance and insurance, and real estate and rental and leasing	74,681	+/-2,265	8.0%	+/-0.2
Professional, scientific, and management, and administrative and waste management services	129,541	+/-2,981	13.9%	+/-0.3
Educational services, and health care and social assistance	191,876	+/-3,344	20.6%	+/-0.3
Arts, entertainment, and recreation, and accommodation and food services	104,584	+/-3,230	11.2%	+/-0.3
Other services, except public administration	52,260	+/-2,076	5.6%	+/-0.2
Public administration	37,949	+/-1,467	4.1%	+/-0.2
CLASS OF WORKER				
Civilian employed population 16 years and over	930,561	+/-4,339	930,561	(X)
Private wage and salary workers	772,977	+/-4,986	83.1%	+/-0.3
Government workers	98,606	+/-2,805	10.6%	+/-0.3
Self-employed in own not incorporated business workers	57,615	+/-2,063	6.2%	+/-0.2
Unpaid family workers	1,363	+/-265	0.1%	+/-0.1
INCOME AND BENEFITS (IN 2017 INFLATION-ADJUSTED DOLLARS)				
Total households	675,828	+/-3,153	675,828	(X)
Less than \$10,000	45,747	+/-1,585	6.8%	+/-0.2
\$10,000 to \$14,999	31,525	+/-1,459	4.7%	+/-0.2
\$15,000 to \$24,999	70,277	+/-1,931	10.4%	+/-0.3
\$25,000 to \$34,999	68,516	+/-2,069	10.1%	+/-0.3
\$35,000 to \$49,999	93,402	+/-2,324	13.8%	+/-0.3
\$50,000 to \$74,999	120,886	+/-2,540	17.9%	+/-0.4
\$75,000 to \$99,999	80,405	+/-2,009	11.9%	+/-0.3
\$100,000 to \$149,999	89,188	+/-2,192	13.2%	+/-0.3
\$150,000 to \$199,999	36,024	+/-1,281	5.3%	+/-0.2
\$200,000 or more	39,858	+/-1,215	5.9%	+/-0.2
Median household income (dollars)	54,895	+/-644	(X)	(X)
Mean household income (dollars)	78,625	+/-752	(X)	(X)
With earnings	536,802	+/-3,180	79.4%	+/-0.3
Mean earnings (dollars)	80,333	+/-826	(X)	(X)
With Social Security	200,833	+/-2,173	29.7%	+/-0.3
Mean Social Security income (dollars)	17,839	+/-155	(X)	(X)
With retirement income	89,757	+/-1,845	13.3%	+/-0.3
Mean retirement income (dollars)	25,815	+/-982	(X)	(X)
With Supplemental Security Income	29,665	+/-1,299	4.4%	+/-0.2

Subject	Broward County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Mean Supplemental Security Income (dollars)	9,404	+/-200	(X)	(X)
With cash public assistance income	12,381	+/-802	1.8%	+/-0.1
Mean cash public assistance income (dollars)	2,624	+/-215	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	91,537	+/-1,967	13.5%	+/-0.3
Families				
Less than \$10,000	433,887	+/-3,420	433,887	(X)
\$10,000 to \$14,999	18,875	+/-1,100	4.4%	+/-0.2
\$15,000 to \$24,999	12,329	+/-833	2.8%	+/-0.2
\$25,000 to \$34,999	35,518	+/-1,443	8.2%	+/-0.3
\$35,000 to \$49,999	39,305	+/-1,595	9.1%	+/-0.4
\$50,000 to \$74,999	57,822	+/-1,880	13.3%	+/-0.4
\$75,000 to \$99,999	79,934	+/-2,137	18.4%	+/-0.5
\$100,000 to \$149,999	58,333	+/-1,673	13.4%	+/-0.4
\$150,000 to \$199,999	69,228	+/-1,961	16.0%	+/-0.4
\$200,000 or more	29,264	+/-1,194	6.7%	+/-0.3
Median family income (dollars)	33,279	+/-1,116	7.7%	+/-0.3
Mean family income (dollars)	65,596	+/-872	(X)	(X)
	90,805	+/-1,051	(X)	(X)
Per capita income (dollars)	30,109	+/-287	(X)	(X)
Nonfamily households				
Median nonfamily income (dollars)	241,941	+/-2,918	241,941	(X)
Mean nonfamily income (dollars)	36,289	+/-612	(X)	(X)
	53,093	+/-969	(X)	(X)
Median earnings for workers (dollars)				
Median earnings for male full-time, year-round workers (dollars)	31,118	+/-215	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	45,387	+/-617	(X)	(X)
	39,288	+/-706	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population				
With health insurance coverage	1,878,890	+/-733	1,878,890	(X)
With private health insurance	1,571,960	+/-5,755	83.7%	+/-0.3
With public coverage	1,140,449	+/-8,855	60.7%	+/-0.5
No health insurance coverage	574,655	+/-5,964	30.6%	+/-0.3
	306,930	+/-5,798	16.3%	+/-0.3
Civilian noninstitutionalized population under 19 years				
No health insurance coverage	429,394	+/-856	429,394	(X)
	40,131	+/-2,346	9.3%	+/-0.5
Civilian noninstitutionalized population 19 to 64 years				
In labor force:	1,158,375	+/-1,015	1,158,375	(X)
Employed:				
With health insurance coverage	932,421	+/-3,759	932,421	(X)
With private health insurance	863,979	+/-4,012	863,979	(X)
With public coverage	697,129	+/-5,689	80.7%	+/-0.5
No health insurance coverage	659,614	+/-5,875	76.3%	+/-0.5
Unemployed:	51,586	+/-1,850	6.0%	+/-0.2
With health insurance coverage	166,850	+/-4,261	19.3%	+/-0.5
With private health insurance	68,442	+/-2,349	68,442	(X)
With public coverage	36,435	+/-1,604	53.2%	+/-1.7
No health insurance coverage	24,843	+/-1,168	36.3%	+/-1.4
	12,506	+/-976	18.3%	+/-1.3
Not in labor force:	32,007	+/-1,675	46.8%	+/-1.7
With health insurance coverage	225,954	+/-3,713	225,954	(X)
With private health insurance	167,113	+/-3,415	74.0%	+/-0.9
With public coverage	111,621	+/-2,894	49.4%	+/-1.0
No health insurance coverage	65,713	+/-2,272	29.1%	+/-0.8
	58,841	+/-2,227	26.0%	+/-0.9

Subject	Broward County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	10.8%	+/-0.4
With related children of the householder under 18 years	(X)	(X)	15.2%	+/-0.8
With related children of the householder under 5 years only	(X)	(X)	14.4%	+/-1.5
Married couple families	(X)	(X)	6.2%	+/-0.3
With related children of the householder under 18 years	(X)	(X)	7.4%	+/-0.6
With related children of the householder under 5 years only	(X)	(X)	6.3%	+/-1.3
Families with female householder, no husband present	(X)	(X)	23.1%	+/-1.1
With related children of the householder under 18 years	(X)	(X)	30.3%	+/-1.6
With related children of the householder under 5 years only	(X)	(X)	33.3%	+/-4.0
All people	(X)	(X)	14.0%	+/-0.4
Under 18 years	(X)	(X)	19.1%	+/-1.0
Related children of the householder under 18 years	(X)	(X)	18.8%	+/-1.0
Related children of the householder under 5 years	(X)	(X)	21.6%	+/-1.5
Related children of the householder 5 to 17 years	(X)	(X)	17.8%	+/-1.0
18 years and over	(X)	(X)	12.6%	+/-0.3
18 to 64 years	(X)	(X)	12.6%	+/-0.4
65 years and over	(X)	(X)	12.7%	+/-0.5
People in families	(X)	(X)	11.6%	+/-0.5
Unrelated individuals 15 years and over	(X)	(X)	23.6%	+/-0.6

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to Labor Force Guidance.

Workers include members of the Armed Forces and civilians who were at work last week.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2012. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2010.

Logical coverage edits applying a rules-based assignment of Medicaid, Medicare and military health coverage were added as of 2009 -- please see https://www.census.gov/library/working-papers/2010/demo/coverage_edits_final.html for more details. The 2008 data table in American FactFinder does not incorporate these edits. Therefore, the estimates that appear in these tables are not comparable to the estimates in the 2009 and later tables. Select geographies of 2008 data comparable to the 2009 and later tables are available at <https://www.census.gov/data/tables/time-series/acs/1-year-re-run-health-insurance.html>. The health insurance coverage category names were modified in 2010. See https://www.census.gov/topics/health/health-insurance/about/glossary.html#par_textimage_18 for a list of the insurance type definitions.

Beginning in 2017, selected variable categories were updated, including age-categories, income-to-poverty ratio (IPR) categories, and the age universe for certain employment and education variables. See user note entitled "Health Insurance Table Updates" for further details.



DP03

SELECTED ECONOMIC CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	Deerfield Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	65,671	+/-883		
In labor force	41,124	+/-1,045	62.6%	+/-1.4
Civilian labor force	41,064	+/-1,039	62.5%	+/-1.4
Employed	37,661	+/-990	57.3%	+/-1.3
Unemployed	3,403	+/-454	5.2%	+/-0.7
Armed Forces	60	+/-49	0.1%	+/-0.1
Not in labor force	24,547	+/-971	37.4%	+/-1.4
Civilian labor force	41,064	+/-1,039	41,064	(X)
Unemployment Rate	(X)	(X)	8.3%	+/-1.1
Females 16 years and over				
In labor force	34,086	+/-770	34,086	(X)
Civilian labor force	19,907	+/-720	58.4%	+/-1.7
Employed	19,891	+/-719	58.4%	+/-1.7
Unemployed	18,199	+/-733	53.4%	+/-1.6
Own children of the householder under 6 years				
All parents in family in labor force	4,977	+/-665	4,977	(X)
Unemployed	3,487	+/-527	70.1%	+/-8.4
Own children of the householder 6 to 17 years				
All parents in family in labor force	9,220	+/-824	9,220	(X)
Unemployed	7,413	+/-890	80.4%	+/-4.7
COMMUTING TO WORK				
Workers 16 years and over	36,957	+/-1,029	36,957	(X)
Car, truck, or van -- drove alone	29,393	+/-904	79.5%	+/-2.0
Car, truck, or van -- carpooled	3,738	+/-571	10.1%	+/-1.4
Public transportation (excluding taxicab)	576	+/-199	1.6%	+/-0.5
Walked	530	+/-187	1.4%	+/-0.5
Other means	1,471	+/-368	4.0%	+/-1.0
Worked at home	1,249	+/-281	3.4%	+/-0.8
Mean travel time to work (minutes)	24.3	+/-0.9	(X)	(X)

Subject	Deerfield Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPATION				
Civilian employed population 16 years and over	37,661	+/-990	37,661	(X)
Management, business, science, and arts occupations	10,350	+/-606	27.5%	+/-1.8
Service occupations	10,395	+/-758	27.6%	+/-1.7
Sales and office occupations	9,033	+/-699	24.0%	+/-1.8
Natural resources, construction, and maintenance occupations	4,544	+/-602	12.1%	+/-1.5
Production, transportation, and material moving occupations	3,339	+/-481	8.9%	+/-1.2
INDUSTRY				
Civilian employed population 16 years and over	37,661	+/-990	37,661	(X)
Agriculture, forestry, fishing and hunting, and mining	36	+/-33	0.1%	+/-0.1
Construction	3,424	+/-563	9.1%	+/-1.4
Manufacturing	1,888	+/-325	5.0%	+/-0.9
Wholesale trade	959	+/-236	2.5%	+/-0.6
Retail trade	5,298	+/-621	14.1%	+/-1.6
Transportation and warehousing, and utilities	1,270	+/-282	3.4%	+/-0.8
Information	626	+/-177	1.7%	+/-0.5
Finance and insurance, and real estate and rental and leasing	2,391	+/-352	6.3%	+/-0.9
Professional, scientific, and management, and administrative and waste management services	5,434	+/-561	14.4%	+/-1.5
Educational services, and health care and social assistance	6,966	+/-593	18.5%	+/-1.5
Arts, entertainment, and recreation, and accommodation and food services	5,658	+/-647	15.0%	+/-1.6
Other services, except public administration	2,423	+/-390	6.4%	+/-1.0
Public administration	1,288	+/-316	3.4%	+/-0.9
CLASS OF WORKER				
Civilian employed population 16 years and over	37,661	+/-990	37,661	(X)
Private wage and salary workers	31,178	+/-1,050	82.8%	+/-1.6
Government workers	3,310	+/-509	8.8%	+/-1.4
Self-employed in own not incorporated business workers	3,122	+/-447	8.3%	+/-1.1
Unpaid family workers	51	+/-46	0.1%	+/-0.1
INCOME AND BENEFITS (IN 2017 INFLATION-ADJUSTED DOLLARS)				
Total households	31,755	+/-840	31,755	(X)
Less than \$10,000	2,500	+/-367	7.9%	+/-1.1
\$10,000 to \$14,999	2,566	+/-446	8.1%	+/-1.4
\$15,000 to \$24,999	3,832	+/-454	12.1%	+/-1.4
\$25,000 to \$34,999	3,989	+/-457	12.6%	+/-1.3
\$35,000 to \$49,999	4,743	+/-479	14.9%	+/-1.5
\$50,000 to \$74,999	6,244	+/-554	19.7%	+/-1.6
\$75,000 to \$99,999	3,457	+/-423	10.9%	+/-1.3
\$100,000 to \$149,999	2,797	+/-262	8.8%	+/-0.9
\$150,000 to \$199,999	936	+/-204	2.9%	+/-0.6
\$200,000 or more	691	+/-154	2.2%	+/-0.5
Median household income (dollars)	44,142	+/-2,204	(X)	(X)
Mean household income (dollars)	57,937	+/-1,892	(X)	(X)
With earnings	22,384	+/-627	70.5%	+/-1.5
Mean earnings (dollars)	60,257	+/-2,420	(X)	(X)
With Social Security	11,729	+/-621	36.9%	+/-1.6
Mean Social Security income (dollars)	17,510	+/-548	(X)	(X)
With retirement income	4,771	+/-486	15.0%	+/-1.4
Mean retirement income (dollars)	23,344	+/-1,761	(X)	(X)
With Supplemental Security Income	1,429	+/-254	4.5%	+/-0.8

Subject	Deerfield Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Mean Supplemental Security Income (dollars)	10,083	+/-1,016	(X)	(X)
With cash public assistance income	355	+/-112	1.1%	+/-0.4
Mean cash public assistance income (dollars)	1,889	+/-545	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	4,441	+/-433	14.0%	+/-1.3
Families	16,939	+/-524	16,939	(X)
Less than \$10,000	1,009	+/-219	6.0%	+/-1.3
\$10,000 to \$14,999	816	+/-207	4.8%	+/-1.2
\$15,000 to \$24,999	1,544	+/-288	9.1%	+/-1.6
\$25,000 to \$34,999	1,959	+/-332	11.6%	+/-1.8
\$35,000 to \$49,999	2,469	+/-308	14.6%	+/-1.9
\$50,000 to \$74,999	3,822	+/-427	22.6%	+/-2.4
\$75,000 to \$99,999	2,367	+/-345	14.0%	+/-2.0
\$100,000 to \$149,999	1,830	+/-218	10.8%	+/-1.3
\$150,000 to \$199,999	616	+/-174	3.6%	+/-1.0
\$200,000 or more	507	+/-133	3.0%	+/-0.8
Median family income (dollars)	52,972	+/-2,479	(X)	(X)
Mean family income (dollars)	67,273	+/-3,021	(X)	(X)
Per capita income (dollars)	25,003	+/-789	(X)	(X)
Nonfamily households	14,816	+/-803	14,816	(X)
Median nonfamily income (dollars)	32,390	+/-2,138	(X)	(X)
Mean nonfamily income (dollars)	44,009	+/-2,325	(X)	(X)
Median earnings for workers (dollars)	27,419	+/-1,433	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	37,408	+/-2,109	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	34,916	+/-2,189	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	78,287	+/-296	78,287	(X)
With health insurance coverage	61,832	+/-1,257	79.0%	+/-1.5
With private health insurance	41,624	+/-1,384	53.2%	+/-1.8
With public coverage	28,790	+/-1,175	36.8%	+/-1.5
No health insurance coverage	16,455	+/-1,197	21.0%	+/-1.5
Civilian noninstitutionalized population under 19 years	15,821	+/-944	15,821	(X)
No health insurance coverage	1,867	+/-432	11.8%	+/-2.6
Civilian noninstitutionalized population 19 to 64 years	45,434	+/-872	45,434	(X)
In labor force:	37,284	+/-1,047	37,284	(X)
Employed:	34,308	+/-967	34,308	(X)
With health insurance coverage	24,610	+/-988	71.7%	+/-2.6
With private health insurance	23,285	+/-997	67.9%	+/-2.7
With public coverage	1,830	+/-327	5.3%	+/-1.0
No health insurance coverage	9,698	+/-1,010	28.3%	+/-2.6
Unemployed:	2,976	+/-411	2,976	(X)
With health insurance coverage	1,228	+/-242	41.3%	+/-7.4
With private health insurance	750	+/-173	25.2%	+/-5.9
With public coverage	496	+/-166	16.7%	+/-5.1
No health insurance coverage	1,748	+/-367	58.7%	+/-7.4
Not in labor force:	8,150	+/-682	8,150	(X)
With health insurance coverage	5,723	+/-534	70.2%	+/-5.0
With private health insurance	3,322	+/-398	40.8%	+/-3.9
With public coverage	2,958	+/-360	36.3%	+/-4.3
No health insurance coverage	2,427	+/-503	29.8%	+/-5.0

Subject	Deerfield Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	14.6%	+/-2.0
With related children of the householder under 18 years	(X)	(X)	21.1%	+/-4.0
With related children of the householder under 5 years only	(X)	(X)	16.7%	+/-7.8
Married couple families	(X)	(X)	8.6%	+/-1.9
With related children of the householder under 18 years	(X)	(X)	7.7%	+/-3.2
With related children of the householder under 5 years only	(X)	(X)	8.3%	+/-9.5
Families with female householder, no husband present	(X)	(X)	27.2%	+/-5.3
With related children of the householder under 18 years	(X)	(X)	37.4%	+/-7.5
With related children of the householder under 5 years only	(X)	(X)	35.9%	+/-18.2
All people	(X)	(X)	17.3%	+/-2.1
Under 18 years	(X)	(X)	27.0%	+/-5.3
Related children of the householder under 18 years	(X)	(X)	26.4%	+/-5.3
Related children of the householder under 5 years	(X)	(X)	32.1%	+/-8.8
Related children of the householder 5 to 17 years	(X)	(X)	24.0%	+/-5.1
18 years and over	(X)	(X)	15.0%	+/-1.8
18 to 64 years	(X)	(X)	15.1%	+/-2.0
65 years and over	(X)	(X)	15.0%	+/-2.4
People in families	(X)	(X)	15.8%	+/-2.7
Unrelated individuals 15 years and over	(X)	(X)	21.3%	+/-2.5

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

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Beginning in 2017, selected variable categories were updated, including age-categories, income-to-poverty ratio (IPR) categories, and the age universe for certain employment and education variables. See user note entitled "Health Insurance Table Updates" for further details.



DP05

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2013-2017 American Community Survey 5-Year Estimates

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Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	20,278,447	*****	20,278,447	(X)
Male	9,914,361	+/-1,276	48.9%	+/-0.1
Female	10,364,086	+/-1,276	51.1%	+/-0.1
Sex ratio (males per 100 females)	95.7	+/-0.1	(X)	(X)
Under 5 years	1,105,362	+/-686	5.5%	+/-0.1
5 to 9 years	1,126,805	+/-5,889	5.6%	+/-0.1
10 to 14 years	1,160,129	+/-5,818	5.7%	+/-0.1
15 to 19 years	1,194,267	+/-1,475	5.9%	+/-0.1
20 to 24 years	1,295,818	+/-1,584	6.4%	+/-0.1
25 to 34 years	2,602,567	+/-1,564	12.8%	+/-0.1
35 to 44 years	2,465,145	+/-1,434	12.2%	+/-0.1
45 to 54 years	2,752,893	+/-1,330	13.6%	+/-0.1
55 to 59 years	1,375,329	+/-6,584	6.8%	+/-0.1
60 to 64 years	1,273,243	+/-6,777	6.3%	+/-0.1
65 to 74 years	2,169,519	+/-905	10.7%	+/-0.1
75 to 84 years	1,234,840	+/-4,365	6.1%	+/-0.1
85 years and over	522,530	+/-4,338	2.6%	+/-0.1
Median age (years)	41.8	+/-0.1	(X)	(X)
Under 18 years	4,111,582	+/-576	20.3%	+/-0.1
16 years and over	16,645,386	+/-3,527	82.1%	+/-0.1
18 years and over	16,166,865	+/-576	79.7%	+/-0.1
21 years and over	15,418,433	+/-4,584	76.0%	+/-0.1
62 years and over	4,676,018	+/-6,004	23.1%	+/-0.1
65 years and over	3,926,889	+/-657	19.4%	+/-0.1
18 years and over	16,166,865	+/-576	16,166,865	(X)
Male	7,814,008	+/-997	48.3%	+/-0.1
Female	8,352,857	+/-821	51.7%	+/-0.1
Sex ratio (males per 100 females)	93.5	+/-0.1	(X)	(X)

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
65 years and over	3,926,889	+/-657	3,926,889	(X)
Male	1,767,580	+/-435	45.0%	+/-0.1
Female	2,159,309	+/-501	55.0%	+/-0.1
Sex ratio (males per 100 females)	81.9	+/-0.1	(X)	(X)
RACE				
Total population	20,278,447	*****	20,278,447	(X)
One race	19,763,624	+/-9,516	97.5%	+/-0.1
Two or more races	514,823	+/-9,516	2.5%	+/-0.1
One race	19,763,624	+/-9,516	97.5%	+/-0.1
White	15,343,997	+/-14,002	75.7%	+/-0.1
Black or African American	3,270,863	+/-7,591	16.1%	+/-0.1
American Indian and Alaska Native	56,730	+/-2,379	0.3%	+/-0.1
Cherokee tribal grouping	9,254	+/-1,041	0.0%	+/-0.1
Chippewa tribal grouping	1,279	+/-282	0.0%	+/-0.1
Navajo tribal grouping	588	+/-306	0.0%	+/-0.1
Sioux tribal grouping	1,272	+/-294	0.0%	+/-0.1
Asian	543,394	+/-3,300	2.7%	+/-0.1
Asian Indian	153,968	+/-4,543	0.8%	+/-0.1
Chinese	97,157	+/-4,311	0.5%	+/-0.1
Filipino	99,641	+/-3,572	0.5%	+/-0.1
Japanese	14,570	+/-1,183	0.1%	+/-0.1
Korean	28,712	+/-1,779	0.1%	+/-0.1
Vietnamese	71,823	+/-3,219	0.4%	+/-0.1
Other Asian	77,523	+/-3,572	0.4%	+/-0.1
Native Hawaiian and Other Pacific Islander	12,342	+/-1,040	0.1%	+/-0.1
Native Hawaiian	3,116	+/-618	0.0%	+/-0.1
Guamanian or Chamorro	3,426	+/-558	0.0%	+/-0.1
Samoan	1,961	+/-575	0.0%	+/-0.1
Other Pacific Islander	3,839	+/-851	0.0%	+/-0.1
Some other race	536,298	+/-11,404	2.6%	+/-0.1
Two or more races	514,823	+/-9,516	2.5%	+/-0.1
White and Black or African American	174,390	+/-5,707	0.9%	+/-0.1
White and American Indian and Alaska Native	72,785	+/-1,983	0.4%	+/-0.1
White and Asian	88,947	+/-3,138	0.4%	+/-0.1
Black or African American and American Indian and Alaska Native	12,721	+/-1,383	0.1%	+/-0.1
Race alone or in combination with one or more other races				
Total population	20,278,447	*****	20,278,447	(X)
White	15,776,621	+/-14,276	77.8%	+/-0.1
Black or African American	3,530,474	+/-7,548	17.4%	+/-0.1
American Indian and Alaska Native	166,957	+/-2,874	0.8%	+/-0.1
Asian	689,240	+/-3,756	3.4%	+/-0.1
Native Hawaiian and Other Pacific Islander	39,250	+/-2,189	0.2%	+/-0.1
Some other race	634,828	+/-12,108	3.1%	+/-0.1
HISPANIC OR LATINO AND RACE				
Total population	20,278,447	*****	20,278,447	(X)
Hispanic or Latino (of any race)	5,015,015	*****	24.7%	*****
Mexican	694,779	+/-11,352	3.4%	+/-0.1
Puerto Rican	1,065,351	+/-12,370	5.3%	+/-0.1
Cuban	1,450,510	+/-13,089	7.2%	+/-0.1
Other Hispanic or Latino	1,804,375	+/-15,901	8.9%	+/-0.1
Not Hispanic or Latino	15,263,432	*****	75.3%	*****
White alone	11,124,951	+/-2,910	54.9%	+/-0.1
Black or African American alone	3,129,406	+/-5,412	15.4%	+/-0.1
American Indian and Alaska Native alone	41,706	+/-1,464	0.2%	+/-0.1

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Asian alone	533,524	+/-3,116	2.6%	+/-0.1
Native Hawaiian and Other Pacific Islander alone	10,189	+/-950	0.1%	+/-0.1
Some other race alone	63,059	+/-3,493	0.3%	+/-0.1
Two or more races	360,597	+/-6,809	1.8%	+/-0.1
Two races including Some other race	22,964	+/-1,640	0.1%	+/-0.1
Two races excluding Some other race, and Three or more races	337,633	+/-6,542	1.7%	+/-0.1
Total housing units	9,259,684	+/-871	(X)	(X)
CITIZEN, VOTING AGE POPULATION				
Citizen, 18 and over population	14,461,395	+/-16,016	14,461,395	(X)
Male	6,952,050	+/-8,755	48.1%	+/-0.1
Female	7,509,345	+/-9,071	51.9%	+/-0.1

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Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

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DP05

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2013-2017 American Community Survey 5-Year Estimates

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Subject	Broward County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	1,890,416	*****	1,890,416	(X)
Male	920,265	+/-83	48.7%	+/-0.1
Female	970,151	+/-83	51.3%	+/-0.1
Sex ratio (males per 100 females)	94.9	+/-0.1	(X)	(X)
Under 5 years	110,377	+/-43	5.8%	+/-0.1
5 to 9 years	110,501	+/-1,923	5.8%	+/-0.1
10 to 14 years	113,943	+/-1,920	6.0%	+/-0.1
15 to 19 years	113,616	+/-93	6.0%	+/-0.1
20 to 24 years	114,806	+/-133	6.1%	+/-0.1
25 to 34 years	254,817	+/-153	13.5%	+/-0.1
35 to 44 years	253,595	+/-156	13.4%	+/-0.1
45 to 54 years	280,455	+/-118	14.8%	+/-0.1
55 to 59 years	131,574	+/-1,815	7.0%	+/-0.1
60 to 64 years	111,771	+/-1,811	5.9%	+/-0.1
65 to 74 years	162,732	+/-107	8.6%	+/-0.1
75 to 84 years	88,057	+/-1,485	4.7%	+/-0.1
85 years and over	44,172	+/-1,490	2.3%	+/-0.1
Median age (years)	40.1	+/-0.2	(X)	(X)
Under 18 years	406,640	*****	21.5%	*****
16 years and over	1,531,882	+/-956	81.0%	+/-0.1
18 years and over	1,483,776	*****	78.5%	*****
21 years and over	1,419,956	+/-1,172	75.1%	+/-0.1
62 years and over	359,217	+/-1,596	19.0%	+/-0.1
65 years and over	294,961	+/-54	15.6%	+/-0.1
18 years and over	1,483,776	*****	1,483,776	(X)
Male	713,392	*****	48.1%	*****
Female	770,384	*****	51.9%	*****
Sex ratio (males per 100 females)	92.6	*****	(X)	(X)

Subject	Broward County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
65 years and over	294,961	+/-54	294,961	(X)
Male	129,054	+/-46	43.8%	+/-0.1
Female	165,907	+/-26	56.2%	+/-0.1
Sex ratio (males per 100 females)	77.8	+/-0.1	(X)	(X)
RACE				
Total population	1,890,416	*****	1,890,416	(X)
One race	1,832,984	+/-3,058	97.0%	+/-0.2
Two or more races	57,432	+/-3,058	3.0%	+/-0.2
One race	1,832,984	+/-3,058	97.0%	+/-0.2
White	1,165,004	+/-3,903	61.6%	+/-0.2
Black or African American	536,589	+/-2,964	28.4%	+/-0.2
American Indian and Alaska Native	5,050	+/-857	0.3%	+/-0.1
Cherokee tribal grouping	606	+/-274	0.0%	+/-0.1
Chippewa tribal grouping	50	+/-48	0.0%	+/-0.1
Navajo tribal grouping	39	+/-50	0.0%	+/-0.1
Sioux tribal grouping	115	+/-99	0.0%	+/-0.1
Asian	67,822	+/-1,104	3.6%	+/-0.1
Asian Indian	26,141	+/-2,232	1.4%	+/-0.1
Chinese	14,956	+/-1,982	0.8%	+/-0.1
Filipino	7,844	+/-1,066	0.4%	+/-0.1
Japanese	1,315	+/-393	0.1%	+/-0.1
Korean	2,021	+/-489	0.1%	+/-0.1
Vietnamese	5,932	+/-1,047	0.3%	+/-0.1
Other Asian	9,613	+/-1,323	0.5%	+/-0.1
Native Hawaiian and Other Pacific Islander	1,102	+/-228	0.1%	+/-0.1
Native Hawaiian	312	+/-159	0.0%	+/-0.1
Guamanian or Chamorro	275	+/-141	0.0%	+/-0.1
Samoan	288	+/-193	0.0%	+/-0.1
Other Pacific Islander	227	+/-138	0.0%	+/-0.1
Some other race	57,417	+/-3,100	3.0%	+/-0.2
Two or more races	57,432	+/-3,058	3.0%	+/-0.2
White and Black or African American	19,289	+/-1,739	1.0%	+/-0.1
White and American Indian and Alaska Native	7,684	+/-1,020	0.4%	+/-0.1
White and Asian	7,395	+/-933	0.4%	+/-0.1
Black or African American and American Indian and Alaska Native	1,004	+/-284	0.1%	+/-0.1
Race alone or in combination with one or more other races				
Total population	1,890,416	*****	1,890,416	(X)
White	1,210,042	+/-4,189	64.0%	+/-0.2
Black or African American	568,385	+/-2,500	30.1%	+/-0.1
American Indian and Alaska Native	16,458	+/-1,474	0.9%	+/-0.1
Asian	83,074	+/-1,447	4.4%	+/-0.1
Native Hawaiian and Other Pacific Islander	4,417	+/-825	0.2%	+/-0.1
Some other race	70,012	+/-3,612	3.7%	+/-0.2
HISPANIC OR LATINO AND RACE				
Total population	1,890,416	*****	1,890,416	(X)
Hispanic or Latino (of any race)	535,987	*****	28.4%	*****
Mexican	33,633	+/-2,387	1.8%	+/-0.1
Puerto Rican	87,800	+/-5,133	4.6%	+/-0.3
Cuban	103,718	+/-4,125	5.5%	+/-0.2
Other Hispanic or Latino	310,836	+/-6,396	16.4%	+/-0.3
Not Hispanic or Latino	1,354,429	*****	71.6%	*****
White alone	721,241	+/-704	38.2%	+/-0.1
Black or African American alone	518,277	+/-1,868	27.4%	+/-0.1
American Indian and Alaska Native alone	3,156	+/-378	0.2%	+/-0.1

Subject	Broward County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Asian alone	66,304	+/-1,037	3.5%	+/-0.1
Native Hawaiian and Other Pacific Islander alone	844	+/-169	0.0%	+/-0.1
Some other race alone	9,752	+/-1,274	0.5%	+/-0.1
Two or more races	34,855	+/-2,117	1.8%	+/-0.1
Two races including Some other race	4,066	+/-875	0.2%	+/-0.1
Two races excluding Some other race, and Three or more races	30,789	+/-1,979	1.6%	+/-0.1
Total housing units	818,382	+/-400	(X)	(X)
CITIZEN, VOTING AGE POPULATION				
Citizen, 18 and over population	1,247,710	+/-4,129	1,247,710	(X)
Male	599,179	+/-2,484	48.0%	+/-0.1
Female	648,531	+/-2,875	52.0%	+/-0.1

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DP05

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

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Subject	Deerfield Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	79,468	+/-53	79,468	(X)
Male	38,594	+/-851	48.6%	+/-1.1
Female	40,874	+/-837	51.4%	+/-1.1
Sex ratio (males per 100 females)	94.4	+/-4.0	(X)	(X)
Under 5 years	4,445	+/-564	5.6%	+/-0.7
5 to 9 years	4,315	+/-512	5.4%	+/-0.6
10 to 14 years	4,132	+/-606	5.2%	+/-0.8
15 to 19 years	3,577	+/-503	4.5%	+/-0.6
20 to 24 years	4,950	+/-739	6.2%	+/-0.9
25 to 34 years	10,859	+/-838	13.7%	+/-1.1
35 to 44 years	10,039	+/-685	12.6%	+/-0.9
45 to 54 years	9,273	+/-743	11.7%	+/-0.9
55 to 59 years	5,687	+/-613	7.2%	+/-0.8
60 to 64 years	4,655	+/-497	5.9%	+/-0.6
65 to 74 years	8,568	+/-615	10.8%	+/-0.8
75 to 84 years	5,613	+/-524	7.1%	+/-0.7
85 years and over	3,355	+/-383	4.2%	+/-0.5
Median age (years)	42.5	+/-1.0	(X)	(X)
Under 18 years	15,136	+/-928	19.0%	+/-1.2
16 years and over	65,671	+/-883	82.6%	+/-1.1
18 years and over	64,332	+/-936	81.0%	+/-1.2
21 years and over	61,937	+/-968	77.9%	+/-1.2
62 years and over	20,236	+/-949	25.5%	+/-1.2
65 years and over	17,536	+/-896	22.1%	+/-1.1
18 years and over	64,332	+/-936	64,332	(X)
Male	30,928	+/-965	48.1%	+/-1.2
Female	33,404	+/-769	51.9%	+/-1.2
Sex ratio (males per 100 females)	92.6	+/-4.3	(X)	(X)

Subject	Deerfield Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
65 years and over	17,536	+/-896	17,536	(X)
Male	7,572	+/-533	43.2%	+/-1.9
Female	9,964	+/-572	56.8%	+/-1.9
Sex ratio (males per 100 females)	76.0	+/-5.7	(X)	(X)
RACE				
Total population	79,468	+/-53	79,468	(X)
One race	77,149	+/-506	97.1%	+/-0.6
Two or more races	2,319	+/-498	2.9%	+/-0.6
One race	77,149	+/-506	97.1%	+/-0.6
White	51,252	+/-1,677	64.5%	+/-2.1
Black or African American	21,738	+/-1,607	27.4%	+/-2.0
American Indian and Alaska Native	312	+/-284	0.4%	+/-0.4
Cherokee tribal grouping	17	+/-22	0.0%	+/-0.1
Chippewa tribal grouping	0	+/-31	0.0%	+/-0.1
Navajo tribal grouping	0	+/-31	0.0%	+/-0.1
Sioux tribal grouping	0	+/-31	0.0%	+/-0.1
Asian	1,992	+/-717	2.5%	+/-0.9
Asian Indian	447	+/-258	0.6%	+/-0.3
Chinese	408	+/-252	0.5%	+/-0.3
Filipino	170	+/-91	0.2%	+/-0.1
Japanese	5	+/-10	0.0%	+/-0.1
Korean	37	+/-57	0.0%	+/-0.1
Vietnamese	177	+/-185	0.2%	+/-0.2
Other Asian	748	+/-615	0.9%	+/-0.8
Native Hawaiian and Other Pacific Islander	8	+/-17	0.0%	+/-0.1
Native Hawaiian	0	+/-31	0.0%	+/-0.1
Guamanian or Chamorro	0	+/-31	0.0%	+/-0.1
Samoan	8	+/-17	0.0%	+/-0.1
Other Pacific Islander	0	+/-31	0.0%	+/-0.1
Some other race	1,847	+/-476	2.3%	+/-0.6
Two or more races	2,319	+/-498	2.9%	+/-0.6
White and Black or African American	1,046	+/-392	1.3%	+/-0.5
White and American Indian and Alaska Native	103	+/-61	0.1%	+/-0.1
White and Asian	186	+/-102	0.2%	+/-0.1
Black or African American and American Indian and Alaska Native	77	+/-55	0.1%	+/-0.1
Race alone or in combination with one or more other races				
Total population	79,468	+/-53	79,468	(X)
White	53,092	+/-1,553	66.8%	+/-1.9
Black or African American	23,305	+/-1,687	29.3%	+/-2.1
American Indian and Alaska Native	587	+/-321	0.7%	+/-0.4
Asian	2,424	+/-755	3.1%	+/-1.0
Native Hawaiian and Other Pacific Islander	304	+/-232	0.4%	+/-0.3
Some other race	2,234	+/-502	2.8%	+/-0.6
HISPANIC OR LATINO AND RACE				
Total population	79,468	+/-53	79,468	(X)
Hispanic or Latino (of any race)	14,315	+/-1,234	18.0%	+/-1.6
Mexican	2,338	+/-875	2.9%	+/-1.1
Puerto Rican	2,721	+/-584	3.4%	+/-0.7
Cuban	1,675	+/-527	2.1%	+/-0.7
Other Hispanic or Latino	7,581	+/-933	9.5%	+/-1.2
Not Hispanic or Latino	65,153	+/-1,233	82.0%	+/-1.6
White alone	39,369	+/-1,432	49.5%	+/-1.8
Black or African American alone	21,185	+/-1,648	26.7%	+/-2.1
American Indian and Alaska Native alone	49	+/-47	0.1%	+/-0.1

Subject	Deerfield Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Asian alone	1,992	+/-717	2.5%	+/-0.9
Native Hawaiian and Other Pacific Islander alone	8	+/-17	0.0%	+/-0.1
Some other race alone	822	+/-357	1.0%	+/-0.4
Two or more races	1,728	+/-432	2.2%	+/-0.5
Two races including Some other race	260	+/-136	0.3%	+/-0.2
Two races excluding Some other race, and Three or more races	1,468	+/-389	1.8%	+/-0.5
Total housing units	41,585	+/-910	(X)	(X)
CITIZEN, VOTING AGE POPULATION				
Citizen, 18 and over population	50,225	+/-1,179	50,225	(X)
Male	23,706	+/-937	47.2%	+/-1.3
Female	26,519	+/-824	52.8%	+/-1.3

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DP03

SELECTED ECONOMIC CHARACTERISTICS

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Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	16,645,386	+/-3,527	16,645,386	(X)
In labor force	9,772,762	+/-16,381	58.7%	+/-0.1
Civilian labor force	9,717,687	+/-16,021	58.4%	+/-0.1
Employed	9,018,570	+/-16,488	54.2%	+/-0.1
Unemployed	699,117	+/-7,286	4.2%	+/-0.1
Armed Forces	55,075	+/-1,695	0.3%	+/-0.1
Not in labor force	6,872,624	+/-16,244	41.3%	+/-0.1
Civilian labor force	9,717,687	+/-16,021	9,717,687	(X)
Unemployment Rate	(X)	(X)	7.2%	+/-0.1
Females 16 years and over				
In labor force	4,658,344	+/-10,305	54.2%	+/-0.1
Civilian labor force	4,649,856	+/-10,181	54.1%	+/-0.1
Employed	4,317,122	+/-10,748	50.3%	+/-0.1
Own children of the householder under 6 years				
All parents in family in labor force	846,711	+/-6,591	66.6%	+/-0.5
Own children of the householder 6 to 17 years				
All parents in family in labor force	1,882,289	+/-9,112	71.8%	+/-0.3
COMMUTING TO WORK				
Workers 16 years and over	8,907,171	+/-16,639	8,907,171	(X)
Car, truck, or van -- drove alone	7,079,760	+/-16,170	79.5%	+/-0.1
Car, truck, or van -- carpooled	820,961	+/-10,481	9.2%	+/-0.1
Public transportation (excluding taxicab)	180,231	+/-3,967	2.0%	+/-0.1
Walked	129,801	+/-3,417	1.5%	+/-0.1
Other means	196,018	+/-3,861	2.2%	+/-0.1
Worked at home	500,400	+/-5,773	5.6%	+/-0.1
Mean travel time to work (minutes)	27.0	+/-0.1	(X)	(X)

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPATION				
Civilian employed population 16 years and over	9,018,570	+/-16,488	9,018,570	(X)
Management, business, science, and arts occupations	3,122,128	+/-20,348	34.6%	+/-0.2
Service occupations	1,832,577	+/-12,715	20.3%	+/-0.2
Sales and office occupations	2,406,985	+/-12,267	26.7%	+/-0.1
Natural resources, construction, and maintenance occupations	829,789	+/-9,124	9.2%	+/-0.1
Production, transportation, and material moving occupations	827,091	+/-8,450	9.2%	+/-0.1
INDUSTRY				
Civilian employed population 16 years and over	9,018,570	+/-16,488	9,018,570	(X)
Agriculture, forestry, fishing and hunting, and mining	94,064	+/-3,339	1.0%	+/-0.1
Construction	641,435	+/-8,119	7.1%	+/-0.1
Manufacturing	461,205	+/-6,553	5.1%	+/-0.1
Wholesale trade	247,827	+/-4,123	2.7%	+/-0.1
Retail trade	1,184,364	+/-9,049	13.1%	+/-0.1
Transportation and warehousing, and utilities	473,171	+/-6,054	5.2%	+/-0.1
Information	173,733	+/-3,637	1.9%	+/-0.1
Finance and insurance, and real estate and rental and leasing	697,248	+/-7,262	7.7%	+/-0.1
Professional, scientific, and management, and administrative and waste management services	1,166,602	+/-8,873	12.9%	+/-0.1
Educational services, and health care and social assistance	1,896,691	+/-11,654	21.0%	+/-0.1
Arts, entertainment, and recreation, and accommodation and food services	1,110,967	+/-10,069	12.3%	+/-0.1
Other services, except public administration	480,743	+/-5,803	5.3%	+/-0.1
Public administration	390,520	+/-5,482	4.3%	+/-0.1
CLASS OF WORKER				
Civilian employed population 16 years and over	9,018,570	+/-16,488	9,018,570	(X)
Private wage and salary workers	7,401,949	+/-13,451	82.1%	+/-0.1
Government workers	1,070,198	+/-11,335	11.9%	+/-0.1
Self-employed in own not incorporated business workers	531,859	+/-6,016	5.9%	+/-0.1
Unpaid family workers	14,564	+/-906	0.2%	+/-0.1
INCOME AND BENEFITS (IN 2017 INFLATION-ADJUSTED DOLLARS)				
Total households	7,510,882	+/-23,856	7,510,882	(X)
Less than \$10,000	543,790	+/-5,187	7.2%	+/-0.1
\$10,000 to \$14,999	379,751	+/-4,814	5.1%	+/-0.1
\$15,000 to \$24,999	838,831	+/-7,040	11.2%	+/-0.1
\$25,000 to \$34,999	824,372	+/-7,605	11.0%	+/-0.1
\$35,000 to \$49,999	1,101,573	+/-7,371	14.7%	+/-0.1
\$50,000 to \$74,999	1,379,405	+/-9,114	18.4%	+/-0.1
\$75,000 to \$99,999	870,293	+/-7,102	11.6%	+/-0.1
\$100,000 to \$149,999	878,801	+/-8,058	11.7%	+/-0.1
\$150,000 to \$199,999	332,560	+/-4,279	4.4%	+/-0.1
\$200,000 or more	361,506	+/-4,786	4.8%	+/-0.1
Median household income (dollars)	50,883	+/-140	(X)	(X)
Mean household income (dollars)	72,993	+/-242	(X)	(X)
With earnings	5,426,767	+/-20,598	72.3%	+/-0.1
Mean earnings (dollars)	73,380	+/-263	(X)	(X)
With Social Security	2,765,138	+/-11,591	36.8%	+/-0.1
Mean Social Security income (dollars)	19,309	+/-43	(X)	(X)
With retirement income	1,482,561	+/-10,978	19.7%	+/-0.1
Mean retirement income (dollars)	26,916	+/-221	(X)	(X)
With Supplemental Security Income	379,304	+/-4,659	5.1%	+/-0.1

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Mean Supplemental Security Income (dollars)	9,729	+/-71	(X)	(X)
With cash public assistance income	160,200	+/-3,335	2.1%	+/-0.1
Mean cash public assistance income (dollars)	2,669	+/-70	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	1,085,113	+/-6,261	14.4%	+/-0.1
Families				
Families	4,847,306	+/-21,796	4,847,306	(X)
Less than \$10,000	218,940	+/-3,786	4.5%	+/-0.1
\$10,000 to \$14,999	148,553	+/-2,915	3.1%	+/-0.1
\$15,000 to \$24,999	407,998	+/-4,777	8.4%	+/-0.1
\$25,000 to \$34,999	473,971	+/-5,405	9.8%	+/-0.1
\$35,000 to \$49,999	700,198	+/-5,396	14.4%	+/-0.1
\$50,000 to \$74,999	948,893	+/-8,303	19.6%	+/-0.1
\$75,000 to \$99,999	658,164	+/-6,630	13.6%	+/-0.1
\$100,000 to \$149,999	707,594	+/-7,584	14.6%	+/-0.1
\$150,000 to \$199,999	278,397	+/-4,072	5.7%	+/-0.1
\$200,000 or more	304,598	+/-4,463	6.3%	+/-0.1
Median family income (dollars)	61,442	+/-230	(X)	(X)
Mean family income (dollars)	85,154	+/-332	(X)	(X)
Per capita income (dollars)				
Per capita income (dollars)	28,774	+/-117	(X)	(X)
Nonfamily households				
Nonfamily households	2,663,576	+/-9,874	2,663,576	(X)
Median nonfamily income (dollars)	32,206	+/-152	(X)	(X)
Mean nonfamily income (dollars)	47,770	+/-253	(X)	(X)
Median earnings for workers (dollars)				
Median earnings for workers (dollars)	29,386	+/-115	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	42,157	+/-144	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	36,298	+/-125	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population				
Civilian noninstitutionalized population	19,967,931	+/-1,615	19,967,931	(X)
With health insurance coverage	16,984,986	+/-31,310	85.1%	+/-0.2
With private health insurance	12,145,568	+/-49,539	60.8%	+/-0.2
With public coverage	7,278,611	+/-20,175	36.5%	+/-0.1
No health insurance coverage	2,982,945	+/-31,700	14.9%	+/-0.2
Civilian noninstitutionalized population under 19 years				
Civilian noninstitutionalized population under 19 years	4,350,247	+/-2,545	4,350,247	(X)
No health insurance coverage	369,896	+/-7,081	8.5%	+/-0.2
Civilian noninstitutionalized population 19 to 64 years				
Civilian noninstitutionalized population 19 to 64 years	11,758,619	+/-3,115	11,758,619	(X)
In labor force:				
In labor force:	8,953,241	+/-14,943	8,953,241	(X)
Employed:				
Employed:	8,329,953	+/-15,582	8,329,953	(X)
With health insurance coverage	6,705,852	+/-27,715	80.5%	+/-0.2
With private health insurance	6,277,340	+/-27,519	75.4%	+/-0.2
With public coverage	616,938	+/-6,810	7.4%	+/-0.1
No health insurance coverage	1,624,101	+/-19,219	19.5%	+/-0.2
Unemployed:				
Unemployed:	623,288	+/-6,656	623,288	(X)
With health insurance coverage	339,672	+/-5,463	54.5%	+/-0.6
With private health insurance	216,010	+/-4,358	34.7%	+/-0.6
With public coverage	138,520	+/-3,251	22.2%	+/-0.5
No health insurance coverage	283,616	+/-5,007	45.5%	+/-0.6
Not in labor force:				
Not in labor force:	2,805,378	+/-14,421	2,805,378	(X)
With health insurance coverage	2,153,531	+/-10,958	76.8%	+/-0.3
With private health insurance	1,357,107	+/-9,184	48.4%	+/-0.4
With public coverage	980,760	+/-9,863	35.0%	+/-0.3
No health insurance coverage	651,847	+/-9,175	23.2%	+/-0.3

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	11.1%	+/-0.1
With related children of the householder under 18 years	(X)	(X)	18.2%	+/-0.2
With related children of the householder under 5 years only	(X)	(X)	17.0%	+/-0.5
Married couple families	(X)	(X)	6.3%	+/-0.1
With related children of the householder under 18 years	(X)	(X)	8.9%	+/-0.2
With related children of the householder under 5 years only	(X)	(X)	7.0%	+/-0.4
Families with female householder, no husband present	(X)	(X)	26.8%	+/-0.3
With related children of the householder under 18 years	(X)	(X)	36.5%	+/-0.5
With related children of the householder under 5 years only	(X)	(X)	39.1%	+/-1.4
All people	(X)	(X)	15.5%	+/-0.1
Under 18 years	(X)	(X)	22.3%	+/-0.3
Related children of the householder under 18 years	(X)	(X)	22.0%	+/-0.3
Related children of the householder under 5 years	(X)	(X)	24.6%	+/-0.4
Related children of the householder 5 to 17 years	(X)	(X)	21.0%	+/-0.3
18 years and over	(X)	(X)	13.7%	+/-0.1
18 to 64 years	(X)	(X)	14.8%	+/-0.1
65 years and over	(X)	(X)	10.3%	+/-0.1
People in families	(X)	(X)	12.6%	+/-0.1
Unrelated individuals 15 years and over	(X)	(X)	26.6%	+/-0.2

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to Labor Force Guidance.

Workers include members of the Armed Forces and civilians who were at work last week.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2012. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2010.

Logical coverage edits applying a rules-based assignment of Medicaid, Medicare and military health coverage were added as of 2009 -- please see https://www.census.gov/library/working-papers/2010/demo/coverage_edits_final.html for more details. The 2008 data table in American FactFinder does not incorporate these edits. Therefore, the estimates that appear in these tables are not comparable to the estimates in the 2009 and later tables. Select geographies of 2008 data comparable to the 2009 and later tables are available at <https://www.census.gov/data/tables/time-series/acs/1-year-re-run-health-insurance.html>. The health insurance coverage category names were modified in 2010. See https://www.census.gov/topics/health/health-insurance/about/glossary.html#par_textimage_18 for a list of the insurance type definitions.

Beginning in 2017, selected variable categories were updated, including age-categories, income-to-poverty ratio (IPR) categories, and the age universe for certain employment and education variables. See user note entitled "Health Insurance Table Updates" for further details.



DP04

SELECTED HOUSING CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	9,259,684	+/-871	9,259,684	(X)
Occupied housing units	7,510,882	+/-23,856	81.1%	+/-0.3
Vacant housing units	1,748,802	+/-23,428	18.9%	+/-0.3
Homeowner vacancy rate	2.4	+/-0.1	(X)	(X)
Rental vacancy rate	8.5	+/-0.2	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	9,259,684	+/-871	9,259,684	(X)
1-unit, detached	5,023,730	+/-9,960	54.3%	+/-0.1
1-unit, attached	575,017	+/-5,294	6.2%	+/-0.1
2 units	203,629	+/-3,159	2.2%	+/-0.1
3 or 4 units	365,030	+/-4,243	3.9%	+/-0.1
5 to 9 units	467,062	+/-5,885	5.0%	+/-0.1
10 to 19 units	540,423	+/-5,994	5.8%	+/-0.1
20 or more units	1,233,991	+/-5,860	13.3%	+/-0.1
Mobile home	839,076	+/-5,369	9.1%	+/-0.1
Boat, RV, van, etc.	11,726	+/-892	0.1%	+/-0.1
YEAR STRUCTURE BUILT				
Total housing units	9,259,684	+/-871	9,259,684	(X)
Built 2014 or later	100,037	+/-2,359	1.1%	+/-0.1
Built 2010 to 2013	203,328	+/-3,357	2.2%	+/-0.1
Built 2000 to 2009	1,854,673	+/-8,595	20.0%	+/-0.1
Built 1990 to 1999	1,590,368	+/-8,212	17.2%	+/-0.1
Built 1980 to 1989	1,914,733	+/-8,853	20.7%	+/-0.1
Built 1970 to 1979	1,673,228	+/-7,954	18.1%	+/-0.1
Built 1960 to 1969	861,270	+/-5,596	9.3%	+/-0.1
Built 1950 to 1959	664,563	+/-5,009	7.2%	+/-0.1
Built 1940 to 1949	193,716	+/-3,381	2.1%	+/-0.1

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 1939 or earlier	203,768	+/-3,026	2.2%	+/-0.1
ROOMS				
Total housing units	9,259,684	+/-871	9,259,684	(X)
1 room	174,760	+/-3,159	1.9%	+/-0.1
2 rooms	207,922	+/-3,370	2.2%	+/-0.1
3 rooms	939,454	+/-8,049	10.1%	+/-0.1
4 rooms	2,016,438	+/-9,571	21.8%	+/-0.1
5 rooms	2,152,856	+/-13,423	23.2%	+/-0.1
6 rooms	1,645,047	+/-7,176	17.8%	+/-0.1
7 rooms	969,945	+/-7,056	10.5%	+/-0.1
8 rooms	591,341	+/-6,776	6.4%	+/-0.1
9 rooms or more	561,921	+/-8,118	6.1%	+/-0.1
Median rooms	5.1	+/-0.1	(X)	(X)
BEDROOMS				
Total housing units	9,259,684	+/-871	9,259,684	(X)
No bedroom	187,310	+/-3,305	2.0%	+/-0.1
1 bedroom	938,826	+/-6,590	10.1%	+/-0.1
2 bedrooms	3,099,012	+/-10,990	33.5%	+/-0.1
3 bedrooms	3,561,171	+/-10,797	38.5%	+/-0.1
4 bedrooms	1,233,256	+/-8,237	13.3%	+/-0.1
5 or more bedrooms	240,109	+/-3,742	2.6%	+/-0.1
HOUSING TENURE				
Occupied housing units	7,510,882	+/-23,856	7,510,882	(X)
Owner-occupied	4,868,827	+/-29,492	64.8%	+/-0.2
Renter-occupied	2,642,055	+/-12,671	35.2%	+/-0.2
Average household size of owner-occupied unit	2.62	+/-0.01	(X)	(X)
Average household size of renter-occupied unit	2.69	+/-0.01	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	7,510,882	+/-23,856	7,510,882	(X)
Moved in 2015 or later	901,025	+/-8,039	12.0%	+/-0.1
Moved in 2010 to 2014	2,635,418	+/-10,683	35.1%	+/-0.1
Moved in 2000 to 2009	2,239,577	+/-12,944	29.8%	+/-0.1
Moved in 1990 to 1999	1,019,488	+/-7,690	13.6%	+/-0.1
Moved in 1980 to 1989	427,804	+/-4,932	5.7%	+/-0.1
Moved in 1979 and earlier	287,570	+/-3,539	3.8%	+/-0.1
VEHICLES AVAILABLE				
Occupied housing units	7,510,882	+/-23,856	7,510,882	(X)
No vehicles available	502,079	+/-5,330	6.7%	+/-0.1
1 vehicle available	3,051,664	+/-10,175	40.6%	+/-0.1
2 vehicles available	2,870,158	+/-14,465	38.2%	+/-0.1
3 or more vehicles available	1,086,981	+/-9,210	14.5%	+/-0.1
HOUSE HEATING FUEL				
Occupied housing units	7,510,882	+/-23,856	7,510,882	(X)
Utility gas	338,901	+/-5,869	4.5%	+/-0.1
Bottled, tank, or LP gas	72,285	+/-1,849	1.0%	+/-0.1
Electricity	6,926,746	+/-17,220	92.2%	+/-0.1
Fuel oil, kerosene, etc.	11,295	+/-741	0.2%	+/-0.1
Coal or coke	650	+/-152	0.0%	+/-0.1
Wood	13,017	+/-757	0.2%	+/-0.1
Solar energy	3,745	+/-412	0.0%	+/-0.1
Other fuel	3,865	+/-419	0.1%	+/-0.1
No fuel used	140,378	+/-3,717	1.9%	+/-0.1

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SELECTED CHARACTERISTICS				
Occupied housing units	7,510,882	+/-23,856	7,510,882	(X)
Lacking complete plumbing facilities	20,897	+/-1,200	0.3%	+/-0.1
Lacking complete kitchen facilities	49,500	+/-1,702	0.7%	+/-0.1
No telephone service available	210,947	+/-3,734	2.8%	+/-0.1
OCCUPANTS PER ROOM				
Occupied housing units	7,510,882	+/-23,856	7,510,882	(X)
1.00 or less	7,288,173	+/-24,527	97.0%	+/-0.1
1.01 to 1.50	156,933	+/-3,083	2.1%	+/-0.1
1.51 or more	65,776	+/-1,816	0.9%	+/-0.1
VALUE				
Owner-occupied units	4,868,827	+/-29,492	4,868,827	(X)
Less than \$50,000	447,531	+/-5,694	9.2%	+/-0.1
\$50,000 to \$99,999	753,730	+/-7,050	15.5%	+/-0.1
\$100,000 to \$149,999	730,307	+/-7,483	15.0%	+/-0.1
\$150,000 to \$199,999	768,292	+/-7,337	15.8%	+/-0.1
\$200,000 to \$299,999	984,050	+/-8,277	20.2%	+/-0.1
\$300,000 to \$499,999	764,534	+/-7,756	15.7%	+/-0.1
\$500,000 to \$999,999	313,717	+/-3,917	6.4%	+/-0.1
\$1,000,000 or more	106,666	+/-1,843	2.2%	+/-0.1
Median (dollars)	178,700	+/-560	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	4,868,827	+/-29,492	4,868,827	(X)
Housing units with a mortgage	2,816,670	+/-19,942	57.9%	+/-0.1
Housing units without a mortgage	2,052,157	+/-12,768	42.1%	+/-0.1
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	2,816,670	+/-19,942	2,816,670	(X)
Less than \$500	48,868	+/-1,438	1.7%	+/-0.1
\$500 to \$999	595,577	+/-5,903	21.1%	+/-0.2
\$1,000 to \$1,499	878,730	+/-8,076	31.2%	+/-0.2
\$1,500 to \$1,999	596,537	+/-6,183	21.2%	+/-0.2
\$2,000 to \$2,499	310,414	+/-4,818	11.0%	+/-0.1
\$2,500 to \$2,999	161,459	+/-3,176	5.7%	+/-0.1
\$3,000 or more	225,085	+/-3,484	8.0%	+/-0.1
Median (dollars)	1,432	+/-3	(X)	(X)
Housing units without a mortgage	2,052,157	+/-12,768	2,052,157	(X)
Less than \$250	313,000	+/-4,248	15.3%	+/-0.2
\$250 to \$399	482,092	+/-5,430	23.5%	+/-0.2
\$400 to \$599	565,876	+/-5,025	27.6%	+/-0.2
\$600 to \$799	322,568	+/-3,767	15.7%	+/-0.2
\$800 to \$999	155,973	+/-2,566	7.6%	+/-0.1
\$1,000 or more	212,648	+/-3,411	10.4%	+/-0.2
Median (dollars)	475	+/-2	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP)				
Housing units with a mortgage (excluding units where SMOCAP cannot be computed)	2,792,478	+/-20,001	2,792,478	(X)
Less than 20.0 percent	1,069,550	+/-11,324	38.3%	+/-0.2
20.0 to 24.9 percent	425,413	+/-6,640	15.2%	+/-0.2
25.0 to 29.9 percent	303,119	+/-4,052	10.9%	+/-0.1
30.0 to 34.9 percent	216,973	+/-3,316	7.8%	+/-0.1
35.0 percent or more	777,423	+/-6,517	27.8%	+/-0.2

Subject	Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Not computed	24,192	+/-1,416	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	2,009,014	+/-12,648	2,009,014	(X)
Less than 10.0 percent	822,388	+/-7,233	40.9%	+/-0.2
10.0 to 14.9 percent	386,461	+/-4,504	19.2%	+/-0.2
15.0 to 19.9 percent	234,954	+/-3,530	11.7%	+/-0.2
20.0 to 24.9 percent	146,585	+/-2,738	7.3%	+/-0.1
25.0 to 29.9 percent	96,438	+/-2,181	4.8%	+/-0.1
30.0 to 34.9 percent	68,783	+/-1,436	3.4%	+/-0.1
35.0 percent or more	253,405	+/-3,189	12.6%	+/-0.1
Not computed	43,143	+/-1,442	(X)	(X)
GROSS RENT				
Occupied units paying rent	2,522,353	+/-12,697	2,522,353	(X)
Less than \$500	149,126	+/-2,692	5.9%	+/-0.1
\$500 to \$999	933,371	+/-7,415	37.0%	+/-0.2
\$1,000 to \$1,499	939,684	+/-6,853	37.3%	+/-0.2
\$1,500 to \$1,999	338,558	+/-4,483	13.4%	+/-0.1
\$2,000 to \$2,499	99,026	+/-2,299	3.9%	+/-0.1
\$2,500 to \$2,999	33,235	+/-1,483	1.3%	+/-0.1
\$3,000 or more	29,353	+/-1,177	1.2%	+/-0.1
Median (dollars)	1,077	+/-3	(X)	(X)
No rent paid	119,702	+/-2,546	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where SMOCAPI cannot be computed)	2,450,943	+/-12,674	2,450,943	(X)
Less than 15.0 percent	215,683	+/-3,909	8.8%	+/-0.2
15.0 to 19.9 percent	257,693	+/-4,211	10.5%	+/-0.2
20.0 to 24.9 percent	301,003	+/-4,235	12.3%	+/-0.2
25.0 to 29.9 percent	280,220	+/-4,399	11.4%	+/-0.2
30.0 to 34.9 percent	234,886	+/-4,022	9.6%	+/-0.2
35.0 percent or more	1,161,458	+/-9,166	47.4%	+/-0.2
Not computed	191,112	+/-3,272	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.



DP04

SELECTED HOUSING CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Broward County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	818,382	+/-400	818,382	(X)
Occupied housing units	675,828	+/-3,153	82.6%	+/-0.4
Vacant housing units	142,554	+/-3,218	17.4%	+/-0.4
Homeowner vacancy rate	2.1	+/-0.2	(X)	(X)
Rental vacancy rate	7.4	+/-0.5	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	818,382	+/-400	818,382	(X)
1-unit, detached	339,603	+/-2,663	41.5%	+/-0.3
1-unit, attached	68,307	+/-1,764	8.3%	+/-0.2
2 units	20,569	+/-958	2.5%	+/-0.1
3 or 4 units	36,645	+/-1,200	4.5%	+/-0.1
5 to 9 units	45,407	+/-1,812	5.5%	+/-0.2
10 to 19 units	61,349	+/-1,817	7.5%	+/-0.2
20 or more units	223,189	+/-2,305	27.3%	+/-0.3
Mobile home	22,746	+/-974	2.8%	+/-0.1
Boat, RV, van, etc.	567	+/-189	0.1%	+/-0.1
YEAR STRUCTURE BUILT				
Total housing units	818,382	+/-400	818,382	(X)
Built 2014 or later	4,388	+/-543	0.5%	+/-0.1
Built 2010 to 2013	9,517	+/-639	1.2%	+/-0.1
Built 2000 to 2009	89,739	+/-1,922	11.0%	+/-0.2
Built 1990 to 1999	133,167	+/-2,422	16.3%	+/-0.3
Built 1980 to 1989	150,365	+/-2,128	18.4%	+/-0.3
Built 1970 to 1979	217,035	+/-2,835	26.5%	+/-0.3
Built 1960 to 1969	124,787	+/-1,975	15.2%	+/-0.2
Built 1950 to 1959	73,513	+/-1,748	9.0%	+/-0.2
Built 1940 to 1949	9,412	+/-743	1.2%	+/-0.1

Subject	Broward County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 1939 or earlier	6,459	+/-595	0.8%	+/-0.1
ROOMS				
Total housing units	818,382	+/-400	818,382	(X)
1 room	15,981	+/-940	2.0%	+/-0.1
2 rooms	18,735	+/-858	2.3%	+/-0.1
3 rooms	121,210	+/-2,299	14.8%	+/-0.3
4 rooms	232,767	+/-3,051	28.4%	+/-0.4
5 rooms	158,685	+/-2,255	19.4%	+/-0.3
6 rooms	117,410	+/-2,272	14.3%	+/-0.3
7 rooms	72,256	+/-2,113	8.8%	+/-0.3
8 rooms	43,180	+/-1,384	5.3%	+/-0.2
9 rooms or more	38,158	+/-1,514	4.7%	+/-0.2
Median rooms	4.6	+/-0.1	(X)	(X)
BEDROOMS				
Total housing units	818,382	+/-400	818,382	(X)
No bedroom	17,373	+/-991	2.1%	+/-0.1
1 bedroom	124,091	+/-2,264	15.2%	+/-0.3
2 bedrooms	317,267	+/-3,049	38.8%	+/-0.4
3 bedrooms	238,887	+/-2,750	29.2%	+/-0.3
4 bedrooms	95,931	+/-2,047	11.7%	+/-0.2
5 or more bedrooms	24,833	+/-1,210	3.0%	+/-0.1
HOUSING TENURE				
Occupied housing units	675,828	+/-3,153	675,828	(X)
Owner-occupied	420,780	+/-3,734	62.3%	+/-0.5
Renter-occupied	255,048	+/-3,353	37.7%	+/-0.5
Average household size of owner-occupied unit	2.77	+/-0.02	(X)	(X)
Average household size of renter-occupied unit	2.78	+/-0.03	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	675,828	+/-3,153	675,828	(X)
Moved in 2015 or later	78,822	+/-2,037	11.7%	+/-0.3
Moved in 2010 to 2014	243,736	+/-3,263	36.1%	+/-0.4
Moved in 2000 to 2009	196,121	+/-2,499	29.0%	+/-0.4
Moved in 1990 to 1999	100,413	+/-1,879	14.9%	+/-0.3
Moved in 1980 to 1989	35,382	+/-1,396	5.2%	+/-0.2
Moved in 1979 and earlier	21,354	+/-772	3.2%	+/-0.1
VEHICLES AVAILABLE				
Occupied housing units	675,828	+/-3,153	675,828	(X)
No vehicles available	49,237	+/-1,731	7.3%	+/-0.2
1 vehicle available	273,938	+/-2,768	40.5%	+/-0.4
2 vehicles available	254,949	+/-3,067	37.7%	+/-0.4
3 or more vehicles available	97,704	+/-1,947	14.5%	+/-0.3
HOUSE HEATING FUEL				
Occupied housing units	675,828	+/-3,153	675,828	(X)
Utility gas	15,303	+/-772	2.3%	+/-0.1
Bottled, tank, or LP gas	2,588	+/-335	0.4%	+/-0.1
Electricity	632,174	+/-2,915	93.5%	+/-0.2
Fuel oil, kerosene, etc.	499	+/-144	0.1%	+/-0.1
Coal or coke	53	+/-34	0.0%	+/-0.1
Wood	175	+/-100	0.0%	+/-0.1
Solar energy	323	+/-99	0.0%	+/-0.1
Other fuel	273	+/-104	0.0%	+/-0.1
No fuel used	24,440	+/-1,126	3.6%	+/-0.2

Subject	Broward County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SELECTED CHARACTERISTICS				
Occupied housing units	675,828	+/-3,153	675,828	(X)
Lacking complete plumbing facilities	1,922	+/-320	0.3%	+/-0.1
Lacking complete kitchen facilities	4,699	+/-564	0.7%	+/-0.1
No telephone service available	14,859	+/-930	2.2%	+/-0.1
OCCUPANTS PER ROOM				
Occupied housing units	675,828	+/-3,153	675,828	(X)
1.00 or less	649,575	+/-3,565	96.1%	+/-0.2
1.01 to 1.50	19,339	+/-972	2.9%	+/-0.1
1.51 or more	6,914	+/-598	1.0%	+/-0.1
VALUE				
Owner-occupied units	420,780	+/-3,734	420,780	(X)
Less than \$50,000	30,756	+/-1,076	7.3%	+/-0.3
\$50,000 to \$99,999	50,409	+/-1,632	12.0%	+/-0.4
\$100,000 to \$149,999	50,216	+/-1,594	11.9%	+/-0.4
\$150,000 to \$199,999	57,653	+/-1,737	13.7%	+/-0.4
\$200,000 to \$299,999	85,384	+/-2,097	20.3%	+/-0.5
\$300,000 to \$499,999	97,065	+/-2,089	23.1%	+/-0.5
\$500,000 to \$999,999	39,231	+/-1,159	9.3%	+/-0.3
\$1,000,000 or more	10,066	+/-598	2.4%	+/-0.1
Median (dollars)	223,400	+/-1,973	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	420,780	+/-3,734	420,780	(X)
Housing units with a mortgage	266,449	+/-2,968	63.3%	+/-0.4
Housing units without a mortgage	154,331	+/-2,314	36.7%	+/-0.4
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	266,449	+/-2,968	266,449	(X)
Less than \$500	2,969	+/-414	1.1%	+/-0.2
\$500 to \$999	31,425	+/-1,266	11.8%	+/-0.5
\$1,000 to \$1,499	64,733	+/-1,819	24.3%	+/-0.6
\$1,500 to \$1,999	62,104	+/-1,760	23.3%	+/-0.6
\$2,000 to \$2,499	42,052	+/-1,557	15.8%	+/-0.6
\$2,500 to \$2,999	25,095	+/-1,064	9.4%	+/-0.4
\$3,000 or more	38,071	+/-1,401	14.3%	+/-0.5
Median (dollars)	1,753	+/-13	(X)	(X)
Housing units without a mortgage	154,331	+/-2,314	154,331	(X)
Less than \$250	10,372	+/-732	6.7%	+/-0.5
\$250 to \$399	22,774	+/-1,027	14.8%	+/-0.6
\$400 to \$599	45,888	+/-1,305	29.7%	+/-0.7
\$600 to \$799	32,238	+/-1,002	20.9%	+/-0.6
\$800 to \$999	17,621	+/-805	11.4%	+/-0.5
\$1,000 or more	25,438	+/-1,070	16.5%	+/-0.6
Median (dollars)	592	+/-5	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP)				
Housing units with a mortgage (excluding units where SMOCAP cannot be computed)	264,237	+/-2,993	264,237	(X)
Less than 20.0 percent	82,245	+/-2,083	31.1%	+/-0.7
20.0 to 24.9 percent	38,888	+/-1,372	14.7%	+/-0.5
25.0 to 29.9 percent	31,528	+/-1,295	11.9%	+/-0.5
30.0 to 34.9 percent	22,927	+/-1,102	8.7%	+/-0.4
35.0 percent or more	88,649	+/-2,137	33.5%	+/-0.7

Subject	Broward County, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Not computed	2,212	+/-344	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	149,961	+/-2,343	149,961	(X)
Less than 10.0 percent	47,552	+/-1,533	31.7%	+/-0.9
10.0 to 14.9 percent	26,715	+/-1,114	17.8%	+/-0.7
15.0 to 19.9 percent	18,022	+/-938	12.0%	+/-0.6
20.0 to 24.9 percent	13,026	+/-842	8.7%	+/-0.5
25.0 to 29.9 percent	9,261	+/-526	6.2%	+/-0.4
30.0 to 34.9 percent	6,912	+/-620	4.6%	+/-0.4
35.0 percent or more	28,473	+/-1,250	19.0%	+/-0.7
Not computed	4,370	+/-474	(X)	(X)
GROSS RENT				
Occupied units paying rent	246,962	+/-3,374	246,962	(X)
Less than \$500	7,357	+/-644	3.0%	+/-0.3
\$500 to \$999	54,784	+/-1,777	22.2%	+/-0.7
\$1,000 to \$1,499	102,319	+/-2,227	41.4%	+/-0.8
\$1,500 to \$1,999	53,143	+/-1,868	21.5%	+/-0.7
\$2,000 to \$2,499	17,669	+/-1,051	7.2%	+/-0.4
\$2,500 to \$2,999	6,090	+/-535	2.5%	+/-0.2
\$3,000 or more	5,600	+/-572	2.3%	+/-0.2
Median (dollars)	1,271	+/-12	(X)	(X)
No rent paid	8,086	+/-636	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAP)				
Occupied units paying rent (excluding units where API cannot be computed)	240,667	+/-3,254	240,667	(X)
Less than 15.0 percent	14,594	+/-950	6.1%	+/-0.4
15.0 to 19.9 percent	21,827	+/-1,073	9.1%	+/-0.4
20.0 to 24.9 percent	28,636	+/-1,149	11.9%	+/-0.5
25.0 to 29.9 percent	28,297	+/-1,531	11.8%	+/-0.6
30.0 to 34.9 percent	23,563	+/-1,292	9.8%	+/-0.5
35.0 percent or more	123,750	+/-2,702	51.4%	+/-0.8
Not computed	14,381	+/-870	(X)	(X)

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DP04

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Subject	Deerfield Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	41,585	+/-910	41,585	(X)
Occupied housing units	31,755	+/-840	76.4%	+/-1.3
Vacant housing units	9,830	+/-575	23.6%	+/-1.3
Homeowner vacancy rate	2.2	+/-0.8	(X)	(X)
Rental vacancy rate	4.5	+/-1.6	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	41,585	+/-910	41,585	(X)
1-unit, detached	10,897	+/-487	26.2%	+/-1.1
1-unit, attached	3,542	+/-394	8.5%	+/-0.9
2 units	862	+/-225	2.1%	+/-0.5
3 or 4 units	1,849	+/-286	4.4%	+/-0.7
5 to 9 units	3,124	+/-440	7.5%	+/-1.1
10 to 19 units	4,718	+/-497	11.3%	+/-1.2
20 or more units	14,397	+/-768	34.6%	+/-1.5
Mobile home	2,196	+/-314	5.3%	+/-0.7
Boat, RV, van, etc.	0	+/-31	0.0%	+/-0.1
YEAR STRUCTURE BUILT				
Total housing units	41,585	+/-910	41,585	(X)
Built 2014 or later	52	+/-74	0.1%	+/-0.2
Built 2010 to 2013	107	+/-67	0.3%	+/-0.2
Built 2000 to 2009	2,092	+/-321	5.0%	+/-0.7
Built 1990 to 1999	4,164	+/-426	10.0%	+/-1.0
Built 1980 to 1989	10,093	+/-621	24.3%	+/-1.3
Built 1970 to 1979	16,375	+/-699	39.4%	+/-1.6
Built 1960 to 1969	5,850	+/-500	14.1%	+/-1.2
Built 1950 to 1959	2,276	+/-319	5.5%	+/-0.8
Built 1940 to 1949	382	+/-136	0.9%	+/-0.3

Subject	Deerfield Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 1939 or earlier	194	+/-100	0.5%	+/-0.2
ROOMS				
Total housing units	41,585	+/-910	41,585	(X)
1 room	1,175	+/-238	2.8%	+/-0.6
2 rooms	1,228	+/-250	3.0%	+/-0.6
3 rooms	8,578	+/-665	20.6%	+/-1.6
4 rooms	15,015	+/-856	36.1%	+/-1.8
5 rooms	7,495	+/-612	18.0%	+/-1.4
6 rooms	4,573	+/-439	11.0%	+/-1.1
7 rooms	1,742	+/-257	4.2%	+/-0.6
8 rooms	1,240	+/-222	3.0%	+/-0.5
9 rooms or more	539	+/-131	1.3%	+/-0.3
Median rooms	4.2	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	41,585	+/-910	41,585	(X)
No bedroom	1,225	+/-244	2.9%	+/-0.6
1 bedroom	8,350	+/-595	20.1%	+/-1.4
2 bedrooms	20,695	+/-1,013	49.8%	+/-2.0
3 bedrooms	9,227	+/-506	22.2%	+/-1.1
4 bedrooms	1,822	+/-261	4.4%	+/-0.6
5 or more bedrooms	266	+/-96	0.6%	+/-0.2
HOUSING TENURE				
Occupied housing units	31,755	+/-840	31,755	(X)
Owner-occupied	18,980	+/-835	59.8%	+/-1.7
Renter-occupied	12,775	+/-561	40.2%	+/-1.7
Average household size of owner-occupied unit	2.32	+/-0.07	(X)	(X)
Average household size of renter-occupied unit	2.66	+/-0.11	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	31,755	+/-840	31,755	(X)
Moved in 2015 or later	4,338	+/-509	13.7%	+/-1.6
Moved in 2010 to 2014	11,375	+/-636	35.8%	+/-2.0
Moved in 2000 to 2009	9,176	+/-707	28.9%	+/-1.9
Moved in 1990 to 1999	4,235	+/-380	13.3%	+/-1.1
Moved in 1980 to 1989	1,646	+/-266	5.2%	+/-0.9
Moved in 1979 and earlier	985	+/-167	3.1%	+/-0.5
VEHICLES AVAILABLE				
Occupied housing units	31,755	+/-840	31,755	(X)
No vehicles available	2,972	+/-365	9.4%	+/-1.1
1 vehicle available	15,637	+/-832	49.2%	+/-1.9
2 vehicles available	10,327	+/-588	32.5%	+/-1.9
3 or more vehicles available	2,819	+/-290	8.9%	+/-1.0
HOUSE HEATING FUEL				
Occupied housing units	31,755	+/-840	31,755	(X)
Utility gas	405	+/-120	1.3%	+/-0.4
Bottled, tank, or LP gas	162	+/-86	0.5%	+/-0.3
Electricity	30,128	+/-873	94.9%	+/-0.7
Fuel oil, kerosene, etc.	31	+/-23	0.1%	+/-0.1
Coal or coke	10	+/-17	0.0%	+/-0.1
Wood	11	+/-17	0.0%	+/-0.1
Solar energy	21	+/-23	0.1%	+/-0.1
Other fuel	30	+/-34	0.1%	+/-0.1
No fuel used	957	+/-172	3.0%	+/-0.5

Subject	Deerfield Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SELECTED CHARACTERISTICS				
Occupied housing units	31,755	+/-840	31,755	(X)
Lacking complete plumbing facilities	139	+/-69	0.4%	+/-0.2
Lacking complete kitchen facilities	332	+/-136	1.0%	+/-0.4
No telephone service available	874	+/-214	2.8%	+/-0.7
OCCUPANTS PER ROOM				
Occupied housing units	31,755	+/-840	31,755	(X)
1.00 or less	30,434	+/-978	95.8%	+/-0.8
1.01 to 1.50	1,070	+/-216	3.4%	+/-0.7
1.51 or more	251	+/-142	0.8%	+/-0.5
VALUE				
Owner-occupied units	18,980	+/-835	18,980	(X)
Less than \$50,000	3,036	+/-401	16.0%	+/-1.8
\$50,000 to \$99,999	4,154	+/-414	21.9%	+/-1.7
\$100,000 to \$149,999	2,659	+/-328	14.0%	+/-1.6
\$150,000 to \$199,999	2,961	+/-358	15.6%	+/-1.8
\$200,000 to \$299,999	3,379	+/-347	17.8%	+/-1.8
\$300,000 to \$499,999	1,987	+/-225	10.5%	+/-1.2
\$500,000 to \$999,999	690	+/-131	3.6%	+/-0.7
\$1,000,000 or more	114	+/-59	0.6%	+/-0.3
Median (dollars)	142,600	+/-7,275	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	18,980	+/-835	18,980	(X)
Housing units with a mortgage	9,790	+/-546	51.6%	+/-2.3
Housing units without a mortgage	9,190	+/-656	48.4%	+/-2.3
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	9,790	+/-546	9,790	(X)
Less than \$500	136	+/-75	1.4%	+/-0.8
\$500 to \$999	2,004	+/-274	20.5%	+/-2.5
\$1,000 to \$1,499	3,167	+/-364	32.3%	+/-2.9
\$1,500 to \$1,999	2,254	+/-325	23.0%	+/-3.0
\$2,000 to \$2,499	1,278	+/-243	13.1%	+/-2.4
\$2,500 to \$2,999	577	+/-151	5.9%	+/-1.6
\$3,000 or more	374	+/-94	3.8%	+/-1.0
Median (dollars)	1,430	+/-50	(X)	(X)
Housing units without a mortgage	9,190	+/-656	9,190	(X)
Less than \$250	631	+/-159	6.9%	+/-1.7
\$250 to \$399	1,551	+/-252	16.9%	+/-2.5
\$400 to \$599	4,314	+/-437	46.9%	+/-3.3
\$600 to \$799	1,732	+/-269	18.8%	+/-2.4
\$800 to \$999	559	+/-148	6.1%	+/-1.5
\$1,000 or more	403	+/-120	4.4%	+/-1.3
Median (dollars)	515	+/-13	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP)				
Housing units with a mortgage (excluding units where SMOCAP cannot be computed)	9,678	+/-535	9,678	(X)
Less than 20.0 percent	2,736	+/-344	28.3%	+/-3.5
20.0 to 24.9 percent	1,189	+/-227	12.3%	+/-2.4
25.0 to 29.9 percent	1,072	+/-206	11.1%	+/-2.1
30.0 to 34.9 percent	1,177	+/-239	12.2%	+/-2.3
35.0 percent or more	3,504	+/-416	36.2%	+/-3.4

Subject	Deerfield Beach city, Florida			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Not computed	112	+/-71	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	8,872	+/-668	8,872	(X)
Less than 10.0 percent	2,472	+/-264	27.9%	+/-2.6
10.0 to 14.9 percent	1,422	+/-243	16.0%	+/-2.6
15.0 to 19.9 percent	1,366	+/-280	15.4%	+/-2.8
20.0 to 24.9 percent	922	+/-197	10.4%	+/-1.9
25.0 to 29.9 percent	543	+/-179	6.1%	+/-1.9
30.0 to 34.9 percent	274	+/-91	3.1%	+/-1.0
35.0 percent or more	1,873	+/-291	21.1%	+/-2.9
Not computed	318	+/-115	(X)	(X)
GROSS RENT				
Occupied units paying rent	12,227	+/-549	12,227	(X)
Less than \$500	792	+/-202	6.5%	+/-1.6
\$500 to \$999	2,752	+/-357	22.5%	+/-2.6
\$1,000 to \$1,499	5,170	+/-432	42.3%	+/-2.9
\$1,500 to \$1,999	2,479	+/-294	20.3%	+/-2.3
\$2,000 to \$2,499	690	+/-179	5.6%	+/-1.5
\$2,500 to \$2,999	137	+/-76	1.1%	+/-0.6
\$3,000 or more	207	+/-105	1.7%	+/-0.9
Median (dollars)	1,223	+/-27	(X)	(X)
No rent paid	548	+/-158	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where SMOCAPI cannot be computed)	11,958	+/-554	11,958	(X)
Less than 15.0 percent	692	+/-203	5.8%	+/-1.7
15.0 to 19.9 percent	1,206	+/-254	10.1%	+/-2.1
20.0 to 24.9 percent	1,649	+/-283	13.8%	+/-2.3
25.0 to 29.9 percent	1,637	+/-290	13.7%	+/-2.5
30.0 to 34.9 percent	823	+/-199	6.9%	+/-1.6
35.0 percent or more	5,951	+/-511	49.8%	+/-3.1
Not computed	817	+/-240	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.



EXHIBIT C
SOCIAL SERVICES

Broward Social Services

AGENCY	PHONE/EXTENSION
Broward County Housing Finance and Community Development	954-739-1114 954-497-4583
Broward Health Department or Primary Care	954-467-4700
Department of Health or Primary Care	1-800-227-8922 954-467-4700
Florida Department of Children & Families (DCF)	Toll Free 866-762-2237 Broward 954-327-5000
Florida Department of Revenue	800-622-5437
Legal Aid of Broward County	954-765-8950
Florida Mental Health Association or Henderson Behavioral Health	954-746-2055 954-463-0911
Social Security Administration	800-772-1213
Florida Abuse Hotline	800-962-2873
Department of Vital Statistics	Birth 954-467-4413 Death 954-467-4424
Human Resources Benefits	954-357-6001 954-357-6444 954-357-6700
Medical Examiner's Office	954-357-5200
Humane Society of Broward County	954-359-1313 954-989-3977

AGENCY	PHONE/EXTENSION
Broward Addiction Recovery Center (BARC)	954-357-4880
Childcare Licensing and Enforcement	954-357-4800
Elderly and Veterans	954-357-6622
Family Success	954-357-6367
Nancy J. Cotterman Center - Rape Crisis Line	954-761-7273
Homeless Helpline	954-563-4357
Office of Justice services	954-357-6551

Transportation

AGENCY	PHONE/EXTENSION	WEBSITE
Broward County Transit (BCT)	954-357-8400	http://www.broward.org/BCT/Pages/default.aspx
Tri-Rail	800-874-7245	http://www.tri-rail.com/
Florida 511	511	https://fl511.com/
FLL Flight Information	1-866-435-9355	http://www.broward.org/Airport/Flights/Pages/FlightInformationArrivals.aspx
Brightline	305-521-4800	https://gobrightline.com/
South Florida Commuter Services	954-731-0062	https://www.1800234ride.com/



EXHIBIT D
COMMERCIAL LISTINGS



Joe Pelayo
(954) 341-3294



Christian Perlini
(954)

444-8690



Manufacturing Facility

\$5,769,000

Opportunity

Pompano Beach, FL 33064

37,546 SF Total Industrial Properties



Price	\$5,769,000	Number of Properties	2
Price / SF	\$153.65 / SF	Individually For Sale	0
Sale Type	Owner User	Total Building Size	37,546 SF
Status	Active	Total Land Area	3.40 AC

Listing ID: 14454357

Date Created: 11/16/2018

Last Updated: 9/5/2019

PROPERTIES

PROPERTY NAME / ADDRESS, CITY, STATE	PROPERTY TYPE	SIZE	YEAR BUILT	INDIVIDUAL PRICE
1861 NW 33rd Ct, Pompano Beach, FL	Industrial	17,394	2003	N/A
1891 NW 33rd Ct, Pompano Beach, FL	Industrial	20,152	1989	N/A

HIGHLIGHTS

FOR SALE OFFICE/WAREHOUSE 41,000 SQ FT

FOR SALE MANUFACTURING FACILITY

FOR SALE TWO BUILDINGS WITH ROLL UP DOOR

SALE NOTES

For Sale Warehouse space, 41,000 SQ FT. 2.27 Acres lot. Designed for overhead cranes, 6 roll up doors. GREAT OPPORTUNITY FOR OWNERS OR INVESTORS! Ideal commercial location, 2 buildings to be sold together.

COMMUTER RAIL

	DRIVE	WALK	DISTANCE
Pompano Beach Commuter Rail (Tri-County Commuter)	5 min	20 min	1.0 mi
Deerfield Beach Commuter Rail (Tri-County Commuter)	10 min		5.1 mi

AIRPORT

	DRIVE	DISTANCE
Fort Lauderdale-Hollywood International Airport	27 min	17.8 mi
Palm Beach International Airport	46 min	34.0 mi

WALK SCORE ®

38

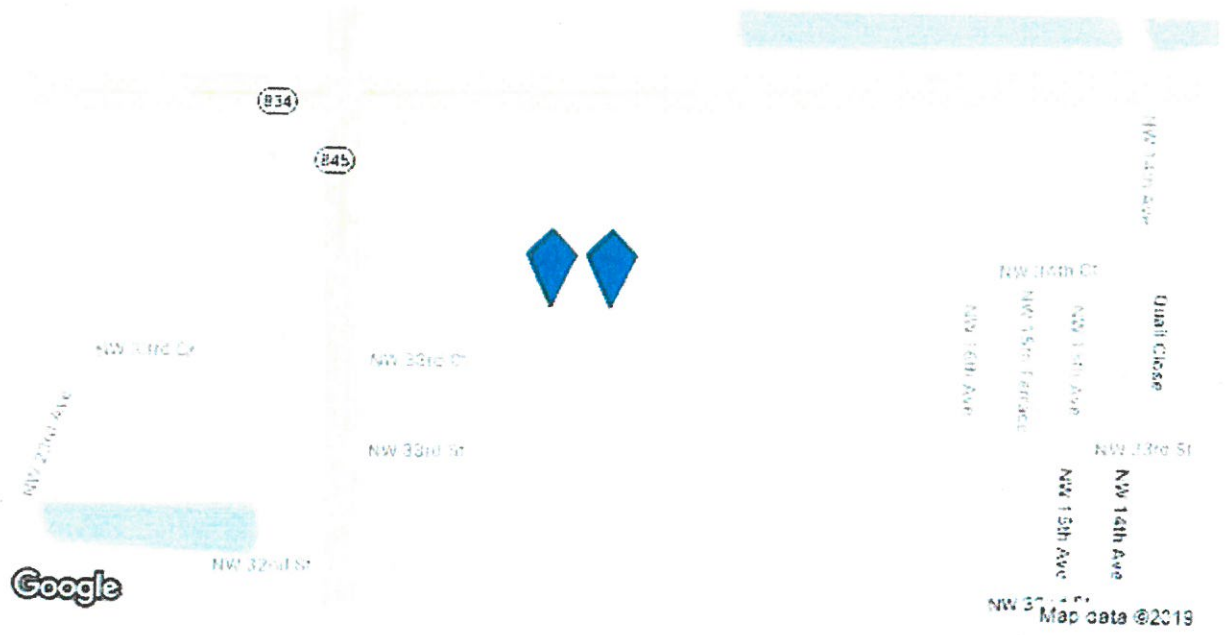
Car-Dependent

TRANSIT SCORE ®

35

Some Transit

MAP OF 1861 NW 33RD CT POMPANO BEACH, FL 33064



ADDITIONAL PHOTOS



1



3



2



4



Primary Photo



5

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Keith
Graves
(954)

652-2031



James
Karrat
(954)

358-0900



Pompano Industrial - Dixie
Highway

Pompano Beach, FL 33060 ·

34,522 SF Total · Industrial Properties

\$3,995,000



Price	\$3,995,000	Number of Properties	2
Price / SF	\$115.72 / SF	Individually For Sale	0
Sale Type	Investment or Owner User	Total Building Size	34,522 SF
Status	Active	Total Land Area	1.56 AC

Listing ID: 14690265

Date Created: 6/11/2018

Last Updated: 8/29/2019

PROPERTIES

PROPERTY NAME / ADDRESS, CITY, STATE	PROPERTY TYPE	SIZE	YEAR BUILT	INDIVIDUAL PRICE
1610-1614 S Dixie Hwy, Pompano Beach, FL	Industrial	25,180	1962	N/A
1500-1536 S Dixie Hwy, Pompano Beach, FL	Industrial	9,342	1976	N/A

HIGHLIGHTS

Ideal for Owner-User seeking high
quality/functional building with
additional income - cash flow potential.

Heavy 3 phase power

Exterior signage

For sale or Lease

Seller Financing Available

In the path of new development

MARKETING BROCHURE

SALE NOTES

Now available for sale (or Lease), this property includes two (2) separate warehouse buildings on South Dixie Highway in Pompano Beach that offer unmatched visibility, convenient access to major roadways and excellent value for an owner-user or an investor.

The 1510- 1536 building is a 9,342± sq ft, 10 bay warehouse. Each bay has a front facing office and a rear overhead door. The building offers complete access on all four sides for parking and loading.

The 1610- 1614 building is a 25,180 ± square foot warehouse with 8 large hurricane resistant street level overhead doors, (Approx. 14' x 14'), 16' clear height, 2 overhead crane rails, 3 phase heavy electrical power and windows in a portion of the warehouse for natural lighting. The building can be sub-divided into various bay sizes for an owner or for leasing and even a combination of both. This building has proven an ideal location for the past two owners as each was able to build their business from modest local manufacturing companies to recognized industry leaders in their respective fields.

This area of E. Pompano Beach is undergoing a re-gentrification and is referred to as "Industrial Crafts District". Alternative uses would include: Micro-Brewery, Cross-Fit or Food Hall concept.

Seller financing is available for qualified buyers. This property and the adjoining 25,180 sq ft warehouse are being sold together for \$3,995,000 "as-is." Excellent opportunity for an owner/user to purchase a building and occupy 100% or rent a portion for additional income. The smaller building consists of 10 separate bays, each with it's own air conditioning, overhead door, office and restroom. Each bay is separately metered.

The immediate area is experiencing a re-gentrification, including a new luxury apartment complex is being built directly across the street. The apartment complex will be an eight- story building with apartments, and an adjacent mixed use/retail.

Investors/Buyers - The Property is located within a New Markets Tax Credit Zone (NMTC). The NMTC Program attracts private capital into low-income communities by permitting individual and corporate investors to receive a tax credit against their federal income tax in exchange for making equity investments in specialized financial intermediaries called Community Development Entities (CDEs). The credit totals 39 percent of the original investment amount and is claimed over a period of seven years. Additional IRS information may be downloaded via the link below. (Investors and buyers are advised to consult with a tax professional regarding this Program).

Also for lease - rates from \$11.50 to \$14.00 Industrial Gross.

🚆 COMMUTER RAIL

	DRIVE	DISTANCE
Cypress Creek Commuter Rail (Tri-County Commuter)	4 min	1.6 mi
Pompano Beach Commuter Rail (Tri-County Commuter)	11 min	5.1 mi

AIRPORT

Fort Lauderdale-Hollywood International Airport

DRIVE	DISTANCE
21 min	13.0 mi

WALK SCORE ®

53

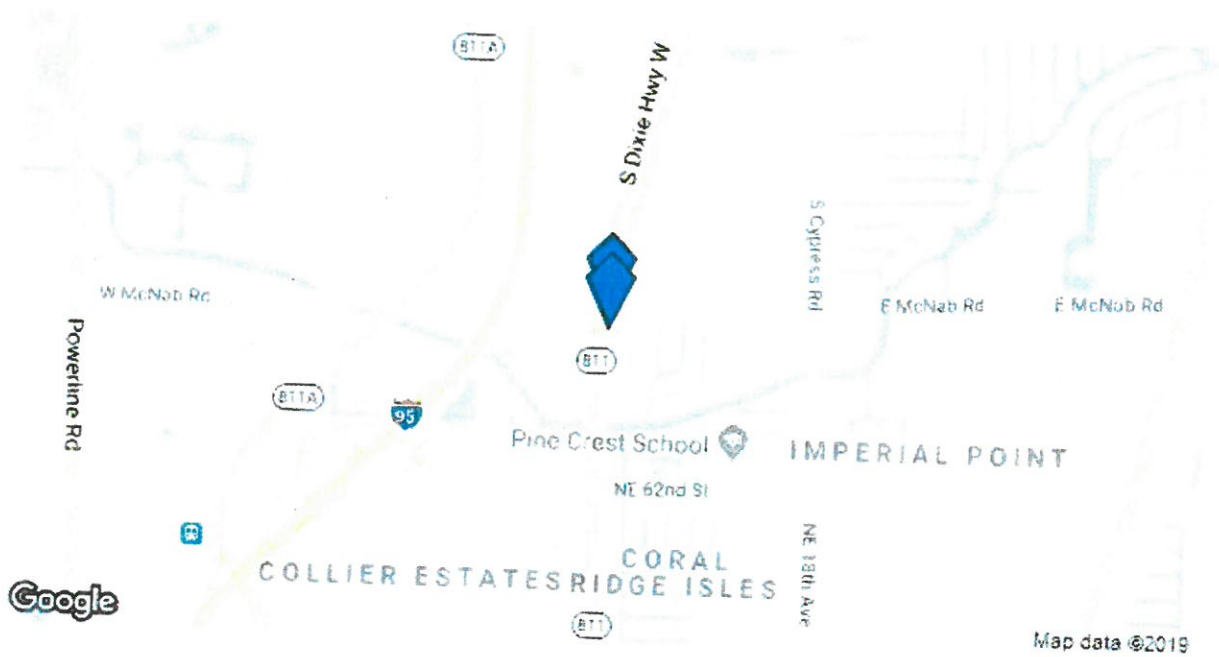
Somewhat Walkable

TRANSIT SCORE ®

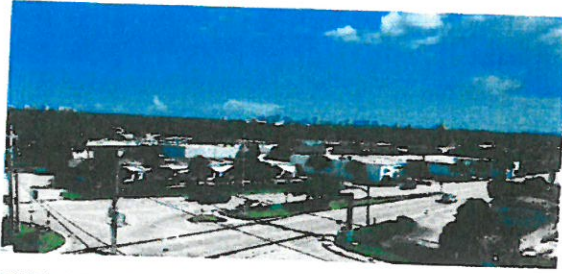
36

Some Transit

MAP OF 1610-1614 S DIXIE HWY POMPANO BEACH, FL 33060



ADDITIONAL PHOTOS



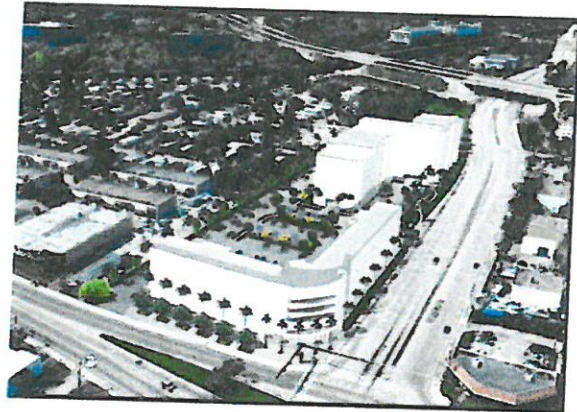
1500-1610 (Combined)



1500 Street View



1610 Street View



Aviara East Pompano Beach - pic

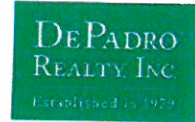
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Veronica
DePadro

(954) 561-

1031



2500 NE 4th Ave

\$4,200,000

Pompano Beach, FL 33064

Industrial For Sale



THE OFFERING

Price	\$4,200,000	No. Stories	1
Sale Type	Investment	Year Built	1970
Cap Rate	4.52%	Parking Ratio	2.43/1,000 SF
Property Type	Industrial	Clear Ceiling Height	12 FT
Property Sub-type	Warehouse	No. Drive In / Grade-Level Doors	20
Building Class	C	Zoning Description	I-1
Lot Size	1.40 AC	APN / Parcel ID	48-42-24-27-0990
Rentable Building Area	28,856 SF		

Listing ID: 12984562

Date Created: 6/24/2018

Last Updated: 8/12/2019

ABOUT 2500 NE 4TH AVE , POMPANO BEACH, FL 33064

Red pompano occupies a full city block and includes 8 total buildings. There is a total of 20 Drive-in bays, 12ft clearing height, fenced/gated lot, 24 hour access.

HIGHLIGHTS

Occupies an Entire City Block

East of Dixie Highway, close to I95 and Federal Highway

Approved to build up to 45 Feet high

All tenants on Month-to-Month leases, so owner can occupy or lease

MARKETING BROCHURE

INVESTMENT SUMMARY

Bring your buyers to see this entire City Block. All alleys have been vacated. 3 tax ids. Location is ideal for the small businesses who currently rent month to month at building.
8 buildings. Can build 45 feet high. Broker is a beneficiary of the Trust.

FINANCIAL SUMMARY (ACTUAL - 2018)

	ANNUAL	ANNUAL PER SF
Gross Rental Income	\$379,862	13.16
Other Income	-	-
Vacancy Loss	-	-
Effective Gross Income	\$379,862	13.16
Taxes	\$43,354	1.50
Operating Expenses	\$147,265	5.10
Total Expenses	\$190,619	6.61
Net Operating Income	\$189,243	6.56

AMENITIES

24 Hour Access

Security System

Fenced Lot

Storage Space

Front Loading

Storage Space

UTILITIES

Lighting

Water - City Water

Sewer - City Sewer

🚆 COMMUTER RAIL

	DRIVE	DISTANCE
Pompano Beach Commuter Rail (Tri-County Commuter)	7 min	2.8 mi
Deerfield Beach Commuter Rail (Tri-County Commuter)	12 min	6.5 mi

AIRPORT

	DRIVE	DISTANCE
Fort Lauderdale-Hollywood International Airport	27 min	17.7 mi
Palm Beach International Airport	46 min	33.9 mi

WALK SCORE ®

58

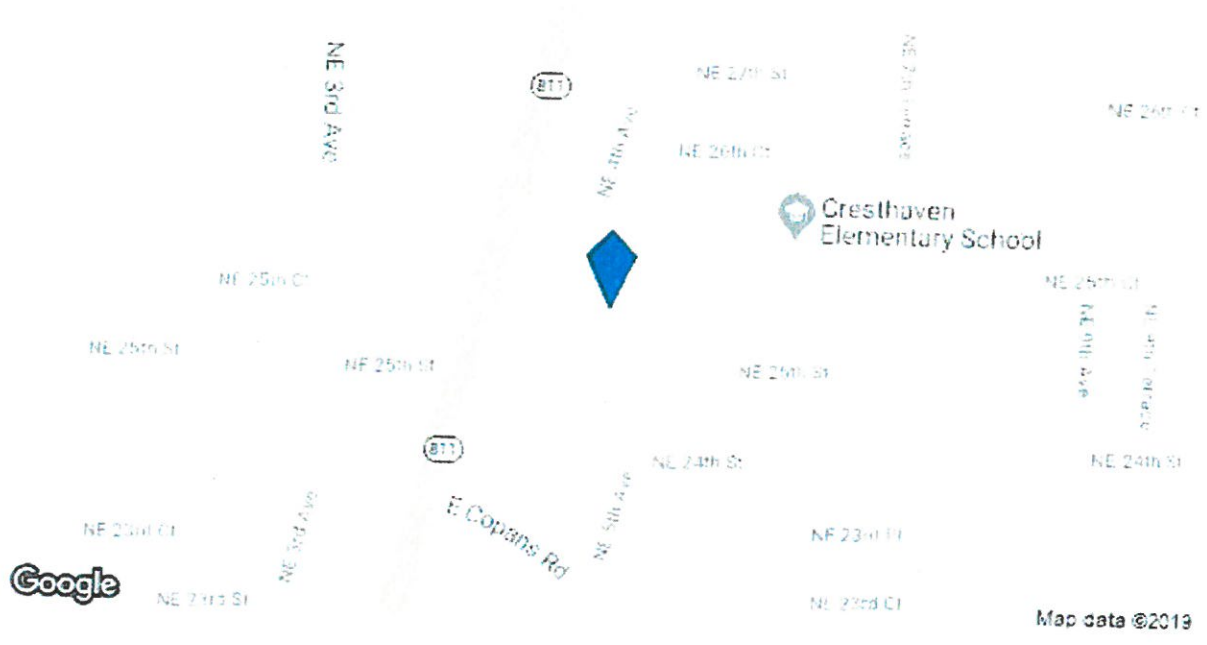
Somewhat Walkable

TRANSIT SCORE ®

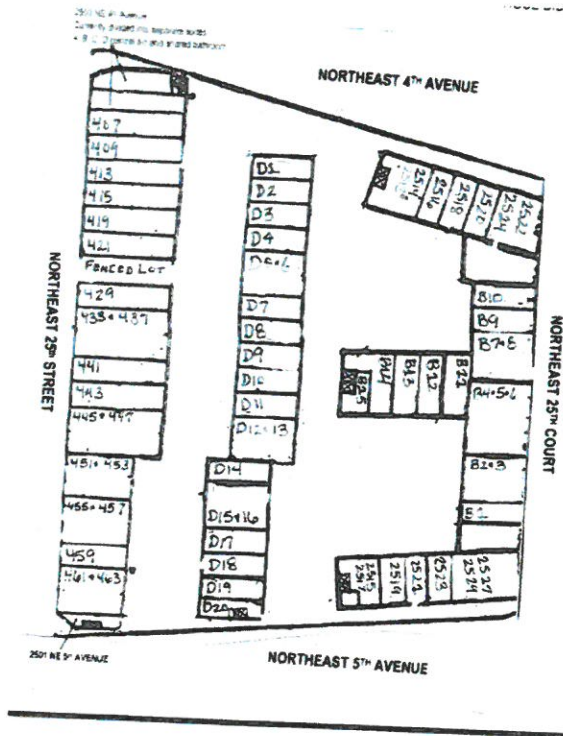
36

Some Transit

MAP OF 2500 NE 4TH AVE POMPANO BEACH, FL 33064



ADDITIONAL PHOTOS



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EXHIBIT E
PROPERTY CARDS



Site Address	INDEPENDENCE DRIVE, DEERFIELD BEACH FL 33442	ID #	4842 09 02 0190
Property Owner	INDEPENDENCE BAY COMMUNITY ASSOCIATION INC	Millage	1112
Mailing Address	1776 INDEPENDENCE CT DEERFIELD BEACH FL 33442-9114	Use	09
Abbr Legal Description	ANGLO-AMERICAN PLAT ONE 116-15 B LOT C-1		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$10		\$10	\$10	
2018	\$10		\$10	\$10	
2017	\$10		\$10	\$10	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$10	\$10	\$10	\$10
Portability	0	0	0	0
Assessed/SOH	\$10	\$10	\$10	\$10
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 20	\$10	\$10	\$10	\$10
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$10	0.68	AC
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
V			2					
1								



MARTY KIAR
BR  **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	3652 SW 10 STREET, DEERFIELD BEACH FL 33442	ID #	4842 09 02 0010
Property Owner	ANGLO AMERICAN LLC	Millage	1112
Mailing Address	568 GEORGE BISHOP PARKWAY MYRTLE BEACH SC 29579	Use	95
Abbr Legal Description	ANGLO-AMERICAN PLAT ONE 116-15 B POR PARCEL A-1 DESC AS: BEG AT NW COR PAR A-1, E 100.19 ALG N/L PAR A-1, S 697.28 TO P/C, WLY & SWLY ARC DIST 63.36 ALG S/L PAR A-1, SW 37.07, N 683.85 ALG W/L PAR A-1 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$24,910		\$24,910	\$24,910	
2018	\$24,910		\$24,910	\$24,910	\$513.04
2017	\$24,910		\$24,910	\$24,910	\$520.91

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$24,910	\$24,910	\$24,910	\$24,910
Portability	0	0	0	0
Assessed/SOH	\$24,910	\$24,910	\$24,910	\$24,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$24,910	\$24,910	\$24,910	\$24,910

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/6/2018	DRR-T	\$100	115254366	\$0.50	44,753	SF
6/15/2018	DRR-T	\$100	115208614	\$0.10	25,350	SF
5/11/2018	QCD-T	\$100	115099125			
6/15/2007	DRR-T		44193 / 831			
6/13/2006	QCD	\$100	43532 / 184			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
L			2					
1								



Site Address	3650 SW 10 STREET, DEERFIELD BEACH FL 33442	ID #	4842 09 02 0011
Property Owner	LMD SPORTS LLC	Millage	1112
Mailing Address	1455 NEWPORT CENTER DR DEERFIELD BEACH FL 33442	Use	34
Abbr Legal Description	ANGLO-AMERICAN PLAT ONE 116-15 B POR OF PAR A-1 DESC AS:COMM NW COR SAID PAR A-1,E 100.19 TO POB CONT E 232.37,S 700.28,NW 78.54, CONT NW 153.95,N 697.28 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$1,133,030	\$4,545,630	\$5,678,660	\$5,640,630	
2018	\$1,133,030	\$3,994,820	\$5,127,850	\$5,127,850	\$129,413.09
2017	\$1,133,030	\$3,982,270	\$5,115,300	\$5,115,300	\$130,769.49

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$5,678,660	\$5,678,660	\$5,678,660	\$5,678,660
Portability	0	0	0	0
Assessed/SOH	\$5,640,630	\$5,678,660	\$5,640,630	\$5,640,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$5,640,630	\$5,678,660	\$5,640,630	\$5,640,630

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/2/2016	DRR-T	\$100	113669942	\$7.00	161,861	SF
3/18/2016	WD-Q	\$5,700,000	113584225			
4/23/2004	DRR	\$100	37324 / 1435			
3/26/2004	WD	\$3,660,000	37186 / 638			
12/5/1997	WD	\$250,000	27457 / 580			
				Adj. Bldg. S.F. (Card, Sketch) 71165		
				Eff./Act. Year Built: 1998/1997		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
C			2					
71165								



Site Address	1011 S POWERLINE ROAD, DEERFIELD BEACH FL 33442	ID #	4842 09 02 0012
Property Owner	FIRST COAST ENERGY LLP	Millage	1112
Mailing Address	7014 A C SKINNER PKWY #2490 JACKSONVILLE FL 32256	Use	26
Abbr Legal Description	ANGLO-AMERICAN PLAT ONE 116-15 B POR LOT A-1 DESC AS: BEG MOST NLY NE COR SAID PAR A-1, SE 49.75 S 220.80, W 248.90, N 256.14, E 213.76 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$1,264,880	\$1,731,890	\$2,996,770	\$2,996,770	
2018	\$1,264,880	\$1,731,890	\$2,996,770	\$2,996,770	\$64,099.48
2017	\$1,264,880	\$1,731,890	\$2,996,770	\$2,996,770	\$65,045.56

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,996,770	\$2,996,770	\$2,996,770	\$2,996,770
Portability	0	0	0	0
Assessed/SOH	\$2,996,770	\$2,996,770	\$2,996,770	\$2,996,770
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,996,770	\$2,996,770	\$2,996,770	\$2,996,770

Sales History			
Date	Type	Price	Book/Page or CIN
5/9/2011	QC*-D	\$2,986,900	47914 / 859
10/24/2003	QCD	\$100	36481 / 1032
2/27/1998	WD	\$757,900	27884 / 359

Land Calculations		
Price	Factor	Type
\$20.00	63,244	SF
Adj. Bldg. S.F. (Card, Sketch)		7999
Eff./Act. Year Built: 2000/1999		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
C			2					
7999								



MARTY KIARD
BR  **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	1051 S POWERLINE ROAD, DEERFIELD BEACH FL 33442	ID #	4842 09 02 0013
Property Owner	FIRST COAST ENERGY LLP	Millage	1112
Mailing Address	7014 A C SKINNER PKWY #2490 JACKSONVILLE FL 32256	Use	27
Abbr Legal Description	ANGLO-AMERICAN PLAT ONE 116-15 B POR OF PAR A-1 DESC AS:COMM AT ELY NE COR SAID PAR A-1;S 220.80 TO POB,CONT S 152,W 248.77,N 152 E 248.90 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$265,100	\$288,040	\$553,140	\$553,140	
2018	\$265,100	\$319,080	\$584,180	\$584,180	\$12,508.20
2017	\$265,100	\$291,000	\$556,100	\$556,100	\$12,105.45

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$553,140	\$553,140	\$553,140	\$553,140
Portability	0	0	0	0
Assessed/SOH	\$553,140	\$553,140	\$553,140	\$553,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$553,140	\$553,140	\$553,140	\$553,140

Sales History			
Date	Type	Price	Book/Page or CIN
5/9/2011	QC*-D	\$2,986,900	47914 / 859
10/24/2003	QCD	\$100	36481 / 1035
5/18/2000	WD	\$400,000	30529 / 1263

Land Calculations		
Price	Factor	Type
\$7.00	37,872	SF
Adj. Bldg. S.F. (Card, Sketch)		1000
Eff./Act. Year Built: 2004/2003		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
C			2					
1000								



Site Address	710-750 S POWERLINE ROAD, DEERFIELD BEACH FL 33442	ID #	4842 03 23 0010
Property Owner	QUIET WATERS BUSINESS PARK LLC % GRAYSTAR	Millage	1112
Mailing Address	8200 NW 33 ST STE 107 DORAL FL 33122	Use	48
Abbr Legal Description	GREYSTAR PLAT 173-1 B TRACT A		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$9,163,110	\$45,291,300	\$54,454,410	\$50,041,030	
2018	\$9,163,110	\$38,436,890	\$47,600,000	\$45,491,850	\$967,272.91
2017	\$9,163,110	\$36,836,890	\$46,000,000	\$41,356,230	\$912,025.19

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$54,454,410	\$54,454,410	\$54,454,410	\$54,454,410
Portability	0	0	0	0
Assessed/SOH	\$50,041,030	\$54,454,410	\$50,041,030	\$50,041,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$50,041,030	\$54,454,410	\$50,041,030	\$50,041,030

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$6.00	1,523,811	SF
\$0.10	202,485	SF
Adj. Bldg. S.F. (Card, Sketch)		605126
Eff./Act. Year Built: 2005/2004		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
W			2					
605126								



Site Address	1052 S POWERLINE ROAD, DEERFIELD BEACH FL 33442-8119	ID #	4842 10 02 0040
Property Owner	DANA MEDICAL PROPERTIES LLC	Millage	1112
Mailing Address	1052 S POWERLINE RD DEERFIELD BEACH FL 33442	Use	17
Abbr Legal Description	POWERLINE INDUSTRIAL PARK 44-11 B LOT 1 & 2 BLK 1 TOGET WITH ALLEY LYING BET BLKS 1 & 4		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$745,200	\$1,560,280	\$2,305,480	\$2,305,480	
2018	\$745,200	\$1,483,100	\$2,228,300	\$2,228,300	\$55,413.84
2017	\$745,200	\$1,483,100	\$2,228,300	\$2,228,300	\$56,117.33

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,305,480	\$2,305,480	\$2,305,480	\$2,305,480
Portability	0	0	0	0
Assessed/SOH	\$2,305,480	\$2,305,480	\$2,305,480	\$2,305,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,305,480	\$2,305,480	\$2,305,480	\$2,305,480

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/12/2012	DR*-T	\$100	48743 / 1421	\$15.00	49,680	SF
1/13/2009	SW*-D	\$3,651,000	45931 / 1582			
7/6/1995	SW*	\$1,104,100	23706 / 107			
12/1/1987	WD		15063 / 649			
				Adj. Bldg. S.F. (Card, Sketch) 24663		
				Eff./Act. Year Built: 1990/1989		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
C			2					
24663								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1100 S POWERLINE ROAD, DEERFIELD BEACH FL 33442	ID #	4842 10 02 0060
Property Owner	558 WEST 151 STREET REALTY CORP	Millage	1112
Mailing Address	2201 S OCEAN DR UNIT 903 HOLLYWOOD FL 33019	Use	48
Abbr Legal Description	POWERLINE INDUSTRIAL PARK 44-11 B LOTS 1 & 2 & W1/2 OF VACATED ST LYING E OF SAID LOTS BLK 2 TOGETHER WITH LOTS 1 & 12 & ADJ VAC ST S OF LOT 12 & E1/2 OF VAC ST LYING W OF SAID LOTS BLK 3		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$499,110	\$3,293,080	\$3,792,190	\$3,624,570	
2018	\$499,110	\$2,795,960	\$3,295,070	\$3,295,070	\$73,297.96
2017	\$499,110	\$2,690,820	\$3,189,930	\$3,189,930	\$72,139.67

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,792,190	\$3,792,190	\$3,792,190	\$3,792,190
Portability	0	0	0	0
Assessed/SOH	\$3,624,570	\$3,792,190	\$3,624,570	\$3,624,570
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,624,570	\$3,792,190	\$3,624,570	\$3,624,570

Sales History			
Date	Type	Price	Book/Page or CIN
7/8/2016	WD-Q	\$3,452,000	113822490
6/25/1999	QC*	\$100	29625 / 500
6/12/1996	WD*	\$1,350,000	25036 / 14
			3337 / 131

Land Calculations		
Price	Factor	Type
\$7.00	71,302	SF
Adj. Bldg. S.F. (Card, Sketch)		33639
Eff./Act. Year Built: 2008/2007		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
W			2					
33639								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1130 S POWERLINE ROAD, DEERFIELD BEACH FL 33442	ID #	4842 10 17 0020
Property Owner	GOLDEN GLOBAL INVESTMENTS LLC	Millage	1112
Mailing Address	1130 S POWERLINE RD #104 DEERFIELD BEACH FL 33442	Use	48
Abbr Legal Description	POWERLINE DEVELOPMENT CORPORATION 158-14 B POR OF PAR A DESC AS:BEG AT NW COR SAID PAR A;E 267,S 142.50, W 267,N 142.50 POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$266,330	\$767,900	\$1,034,230	\$1,034,230	
2018	\$266,330	\$836,650	\$1,102,980	\$1,078,590	\$24,885.73
2017	\$266,330	\$746,650	\$1,012,980	\$980,540	\$23,231.92

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,034,230	\$1,034,230	\$1,034,230	\$1,034,230
Portability	0	0	0	0
Assessed/SOH	\$1,034,230	\$1,034,230	\$1,034,230	\$1,034,230
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,034,230	\$1,034,230	\$1,034,230	\$1,034,230

Sales History			
Date	Type	Price	Book/Page or CIN
7/6/2013	WD-Q	\$850,000	111654656
9/9/2003	WD	\$940,000	36101 / 1239
12/17/1996	WD	\$550,000	25825 / 891

Land Calculations		
Price	Factor	Type
\$7.00	38,047	SF
Adj. Bldg. S.F. (Card, Sketch)		9748
Eff./Act. Year Built: 1997/1996		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
C			2					
9748								



Site Address	950 S POWERLINE ROAD, DEERFIELD BEACH FL 33442	ID #	4842 03 00 0333
Property Owner	LEWIS RENTAL PROPERTIES LIMITED PARTNERSHIP	Millage	1112
Mailing Address	3600 NW 2 AVE BOCA RATON FL 33431-5842	Use	48
Abbr Legal Description	3-48-42 E 449 OF W 527 OF THAT PT OF W3/4 OF S1/2 OF S1/2 OF SW1/4, LYING N OF 106 FT CO RD R/W		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.,** and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8).**

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$1,427,490	\$4,443,220	\$5,870,710	\$5,450,500	
2018	\$1,427,490	\$3,527,510	\$4,955,000	\$4,955,000	\$105,426.23
2017	\$1,427,490	\$3,094,600	\$4,522,090	\$4,518,840	\$97,891.35

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$5,870,710	\$5,870,710	\$5,870,710	\$5,870,710
Portability	0	0	0	0
Assessed/SOH	\$5,450,500	\$5,870,710	\$5,450,500	\$5,450,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$5,450,500	\$5,870,710	\$5,450,500	\$5,450,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/29/2015	WD*-D	\$7,750,000	113032111	\$8.00	178,436	SF
6/1/1989	QCD		16962 / 921			
3/1/1988	QCD	\$100				
2/1/1988	QCD	\$100				
11/1/1984	WD	\$2,350,000				
				Adj. Bldg. S.F. (Card, Sketch)		62104
				Eff./Act. Year Built: 1980/1979		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
W			2					
62104								



MARTY KIAR
BR  **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	3401 SW 10 STREET, DEERFIELD BEACH FL 33442	ID #	4842 03 09 0030
Property Owner	LEWIS RENTAL PROPERTIES LIMITED PARTNERSHIP	Millage	1112
Mailing Address	3600 NW 2 AVE BOCA RATON FL 33431-5842	Use	48
Abbr Legal Description	HAIGH INDUSTRIAL CENTER 115-47 B PORTION OF PARCELS C & D DESC AS BEG SE COR OF PARCEL D,WLY ALG S/L OF PARCEL C & D FOR 530.01 TO SW COR OF PAR C,N ALG W/L OF PARCEL C FOR 198.24,ELY 219.57, SLY 32,ELY 39.33,NLY 32,ELY 271.10 TO E/L OF PARCEL D,SLY 200.54 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$731,200	\$2,060,350	\$2,791,550	\$2,791,550	
2018	\$731,200	\$2,236,620	\$2,967,820	\$2,967,820	\$62,810.24
2017	\$731,200	\$1,971,640	\$2,702,840	\$2,698,130	\$58,138.60

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,791,550	\$2,791,550	\$2,791,550	\$2,791,550
Portability	0	0	0	0
Assessed/SOH	\$2,791,550	\$2,791,550	\$2,791,550	\$2,791,550
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,791,550	\$2,791,550	\$2,791,550	\$2,791,550

Sales History			
Date	Type	Price	Book/Page or CIN
5/29/2015	WD*-D	\$7,750,000	113032111
11/10/1995	SWD	\$250,000	24160 / 238
2/1/1990	CET	\$100	17184 / 578

Land Calculations		
Price	Factor	Type
\$7.00	104,457	SF
Adj. Bldg. S.F. (Card, Sketch)		29528
Eff./Act. Year Built: 1998/1997		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
W			2					
29528								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3165-3175 SW 10 STREET, DEERFIELD BEACH FL 33442	ID #	4842 03 25 0010
Property Owner	10TH STREET 416 LLC	Millage	1112
Mailing Address	1500 GATEWAY BLVD # 220 BOYNTON BEACH FL 33426	Use	48
Abbr Legal Description	DEVCON-QUIET WATERS 182-87 B PAR A		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2019	\$850,210	\$530,380	\$1,380,590	\$1,380,590				
2018	\$850,210	\$508,830	\$1,359,040	\$1,359,040	\$28,192.42			
2017	\$850,210	\$411,220	\$1,261,430	\$1,261,430	\$26,580.38			
2019 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,380,590	\$1,380,590	\$1,380,590	\$1,380,590				
Portability	0	0	0	0				
Assessed/SOH	\$1,380,590	\$1,380,590	\$1,380,590	\$1,380,590				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,380,590	\$1,380,590	\$1,380,590	\$1,380,590				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
4/5/2016	WD-Q	\$1,425,000	113618875	\$7.00	121,459	SF		
						Adj. Bldg. S.F. (Card, Sketch)	4273	
						Eff./Act. Year Built:	1965/1964	
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
W			2					
4273								



Site Address	3155-3161 SW 10 STREET #A, DEERFIELD BEACH FL 33442	ID #	4842 03 23 0020
Property Owner	QUIET WATERS BUSINESS PARK LLC % GRAYSTAR	Millage	1112
Mailing Address	8200 NW 33 ST STE 107 DORAL FL 33122	Use	48
Abbr Legal Description	GREYSTAR PLAT 173-1 B TRACT B		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$1,823,620	\$5,634,150	\$7,457,770	\$7,457,770	
2018	\$1,823,620	\$6,459,620	\$8,283,240	\$8,283,240	\$186,901.33
2017	\$1,823,620	\$6,141,370	\$7,964,990	\$7,680,350	\$178,770.87

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,457,770	\$7,457,770	\$7,457,770	\$7,457,770
Portability	0	0	0	0
Assessed/SOH	\$7,457,770	\$7,457,770	\$7,457,770	\$7,457,770
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,457,770	\$7,457,770	\$7,457,770	\$7,457,770

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$7.00	260,517	SF
Adj. Bldg. S.F. (Card, Sketch)		70254
Eff./Act. Year Built: 2005/2004		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
W			2					
70254								



Site Address	3191 SW 11 STREET, DEERFIELD BEACH FL 33442	ID #	4842 10 02 0250
Property Owner	POWERLINE-11TH ST IND PK ASSN	Millage	1112
Mailing Address	3191 SW 11 ST STE 600 DEERFIELD BEACH FL 33442-8147	Use	28
Abbr Legal Description	POWERLINE INDUSTRIAL PARK 44-11 B LOT 2 & N1/2 OF THAT PT OF NW 59 ST LYING S OF & ABUTTING LOT 2 LESS POR DESC AS, COMM NE COR LOT 2,S 265.17, W 6 TO POB,S 65.14,W 45.14,N 65.10,E 45.15 TO POB & LESS PT DESC IN OR 16983/29 & LESS PT DESC IN OR 17046/309 & LESS OR 17257/704,LESS OR 17192/300,OR 17100/622 BLK 5		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$16,670	\$48,550	\$65,220	\$57,000	
2018	\$3,270	\$48,550	\$51,820	\$51,820	\$1,067.25
2017	\$3,270	\$48,550	\$51,820	\$51,820	\$1,083.60

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$65,220	\$65,220	\$65,220	\$65,220
Portability	0	0	0	0
Assessed/SOH	\$57,000	\$65,220	\$57,000	\$57,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$57,000	\$65,220	\$57,000	\$57,000

Sales History			
Date	Type	Price	Book/Page or CIN
9/1/1990	WD	\$100	17819 / 76
3/1/1990	WD	\$175,000	
6/1/1988	WD	\$210,000	
12/1/1984	WD	\$150,000	

Land Calculations		
Price	Factor	Type
\$0.51	32,696	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
L			2					
1								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1027-1077 SW 30 AVENUE, DEERFIELD BEACH FL 33442	ID #	4842 10 06 0090
Property Owner	RREEF AMERICA REIT II CORP S %RYAN LLC TAX COMPLIANCE	Millage	1112
Mailing Address	PO BOX 4900 DEPT 207 SCOTTSDALE AZ 85261-4900	Use	41
Abbr Legal Description	DEERFIELD R/D CENTER 117-26 B LOT 9 TOGETHER WITH N1/2 OF VAC SW 11 ST ABUTTING SAID LOT LESS PT DESC IN OR 13057/44, & LOTS 10,11 & 12 TOGETHER WITH N1/2 OF VAC SW 11 ST ABUTTING SAID LOTS & LOTS 13,14 & 15 TOGETHER WITH S1/2 OF VAC SW 11 ST ABUTTING SAID LOTS, LESS S 17.41 AS DESC IN OR 12027/167 & LESS THAT PT DESC IN OR 13057/44 & LESS PT DESC AS BLDG C-2; LESS PT DESC AS BLDG D		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$1,506,640	\$2,269,290	\$3,775,930	\$3,315,400	
2018	\$1,506,640	\$1,601,210	\$3,107,850	\$3,014,000	\$64,699.23
2017	\$1,506,640	\$1,233,360	\$2,740,000	\$2,740,000	\$59,320.31

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,775,930	\$3,775,930	\$3,775,930	\$3,775,930
Portability	0	0	0	0
Assessed/SOH	\$3,315,400	\$3,775,930	\$3,315,400	\$3,315,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,315,400	\$3,775,930	\$3,315,400	\$3,315,400

Sales History			
Date	Type	Price	Book/Page or CIN
12/19/2000	SW*	\$6,350,000	31180 / 221
10/19/1998	SW*	\$2,974,400	28984 / 1138
7/17/1996	SW*	\$2,850,000	25163 / 579
6/24/1985	QC*	\$100	12640 / 380

Land Calculations		
Price	Factor	Type
\$7.00	215,234	SF
Adj. Bldg. S.F. (Card, Sketch)		41468
Eff./Act. Year Built: 1987/1986		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
W			2					
41468								



Site Address	2911 SW 12 STREET, DEERFIELD BEACH FL 33442	ID #	4842 10 11 0010
Property Owner	WATERFORD COURTYARDS@CRYSTAL LK NORTH HOA INC %LUXE PROPERTY MGT	Millage	1112
Mailing Address	1800 W HILLSBORO BLVD #214 DEERFIELD BEACH FL 33442	Use	09
Abbr Legal Description	WATERFORD COURTYARDS ADDITION 125-44 B PARCEL A LESS & EXCEPT PARTS K/A BLDGS 1 THRU 51 OF WATERFORD COURTYARDS AT CRYSTAL LAKE NORTH		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$10		\$10	\$10	
2018	\$10		\$10	\$10	
2017	\$10		\$10	\$10	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$10	\$10	\$10	\$10
Portability	0	0	0	0
Assessed/SOH	\$10	\$10	\$10	\$10
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 20	\$10	\$10	\$10	\$10
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$10	20.35	AC
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
V			2					
1								



MARTY KIAR
BR  **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	2650 SW 10 STREET, DEERFIELD BEACH FL 33442	ID #	4842 10 03 3990
Property Owner	CITY OF DEERFIELD BEACH MANAGEMENT & BUDGET DIRECTOR	Millage	1112
Mailing Address	150 NE 2 AVE DEERFIELD BEACH FL 33441-3598	Use	89
Abbr Legal Description	CRYSTAL HEIGHTS 80-48 B PARCEL B LESS W 35 FOR RD		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$549,180	\$65,180	\$614,360	\$614,360	
2018	\$549,180	\$65,180	\$614,360	\$614,360	
2017	\$549,180	\$65,180	\$614,360	\$614,360	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$614,360	\$614,360	\$614,360	\$614,360
Portability	0	0	0	0
Assessed/SOH	\$614,360	\$614,360	\$614,360	\$614,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$614,360	\$614,360	\$614,360	\$614,360
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
6/19/1998	SW*	\$250,000	28466 / 240
			7213 / 305

Land Calculations		
Price	Factor	Type
\$5.50	99,850	SF
Adj. Bldg. S.F. (Card, Sketch)		997
Eff./Act. Year Built: 2012/2011		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
X			2					
1								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2550 SW 10 STREET, DEERFIELD BEACH FL 33442	ID #	4842 10 03 3970
Property Owner	WATER CONTROL DISTRICT 2 % WATER MANAGEMENT DIVISION	Millage	1112
Mailing Address	2555 W COPANS RD POMPANO BEACH FL 33069	Use	95
Abbr Legal Description	CRYSTAL HEIGHTS 80-48 B LAKE & CANALS		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$72,700		\$72,700	\$72,700	
2018	\$72,700		\$72,700	\$72,700	
2017	\$72,700		\$72,700	\$72,700	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$72,700	\$72,700	\$72,700	\$72,700
Portability	0	0	0	0
Assessed/SOH	\$72,700	\$72,700	\$72,700	\$72,700
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$72,700	\$72,700	\$72,700	\$72,700
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$0.10	726,985	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
X			2					
1								



Site Address	2450 SW 10 STREET, DEERFIELD BEACH FL 33442	ID #	4842 10 03 3980
Property Owner	CITY OF DEERFIELD BEACH MANAGEMENT & BUDGET DIRECTOR	Millage	1112
Mailing Address	150 NE 2 AVE DEERFIELD BEACH FL 33441-3598	Use	80
Abbr Legal Description	CRYSTAL HEIGHTS 80-48 B PARCEL A, LESS E 53 FOR RD		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$171,860		\$171,860	\$155,940	
2018	\$171,860		\$171,860	\$141,770	
2017	\$128,890		\$128,890	\$128,890	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$171,860	\$171,860	\$171,860	\$171,860
Portability	0	0	0	0
Assessed/SOH	\$155,940	\$171,860	\$155,940	\$155,940
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$155,940	\$171,860	\$155,940	\$155,940
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
6/19/1998	SW*	\$250,000	28466 / 240
			7213 / 305

Land Calculations		
Price	Factor	Type
\$3.00	57,285	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
X			2					
1								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2200 SW 10 STREET, DEERFIELD BEACH FL 33442	ID #	4842 11 10 0010
Property Owner	2200 DEERFIELD FLORIDA LLC	Millage	1112
Mailing Address	521 NE SPANISH TRL BOCA RATON FL 33432-4141	Use	17
Abbr Legal Description	COLONNADE BUSINESS CENTER 1 139-49 B PARCEL A W 851.94, LESS E 431.70 OF W 851.94 OF S 162 OF SAID PAR A & LESS POR DESC AS: COMM AT NW COR SAID PAR A; E 420.24; S 107.30 TO POB, CONT S 248.97; E 431.71; N 356.23 TO N LINE OF PAR A; W 240.38 TO P/C; WLY & SLY AN ARC DIST OF 41.23; SLY & WLY AN ARC DIST 124.13 TO P/T; W 91.82 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$1,642,500	\$4,975,080	\$6,617,580	\$6,617,580	
2018	\$1,642,500	\$4,857,500	\$6,500,000	\$6,500,000	\$157,672.50
2017	\$1,642,500	\$4,617,560	\$6,260,060	\$6,260,060	\$154,707.22

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,617,580	\$6,617,580	\$6,617,580	\$6,617,580
Portability	0	0	0	0
Assessed/SOH	\$6,617,580	\$6,617,580	\$6,617,580	\$6,617,580
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$6,617,580	\$6,617,580	\$6,617,580	\$6,617,580

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/14/2007	SWD-Q	\$9,225,000	43789 / 1338	\$7.00	234,643	SF
6/23/2000	SWD	\$3,450,000	30641 / 1937			
9/1/1994	WD	\$2,820,600	22709 / 529			
12/1/1992	SWD	\$1,175,000				
				Adj. Bldg. S.F. (Card, Sketch)		50192
				Eff./Act. Year Built: 1996/1995		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
C			2					
50192								



Site Address	2100-2150 SW 10 STREET #A, DEERFIELD BEACH FL 33442	ID #	4842 11 10 0011
Property Owner	GENEVA 2100 LLC	Millage	1112
Mailing Address	2150 SW 10 ST #B DEERFIELD BEACH FL 33442	Use	11
Abbr Legal Description	COLONNADE BUSINESS CENTER 1 139-49 B A POR OF PAR A DESC AS:COMM AT NW COR SAID PAR A;E 420.24;S 107.30 TO POB CONT S 248.97;E 431.71;N 356.23 TO N LINE OF PAR A;W 240.38 TO P/C;WLY & SLY AN ARC DIST OF 41.23;SLY & WLY AN ARC DIST 124.13 TO P/T;W 91.82 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$958,210	\$2,973,670	\$3,931,880	\$3,931,880	
2018	\$958,210	\$2,973,670	\$3,931,880	\$3,931,880	\$87,088.07
2017	\$958,210	\$2,784,540	\$3,742,750	\$3,742,750	\$84,374.52

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,931,880	\$3,931,880	\$3,931,880	\$3,931,880
Portability	0	0	0	0
Assessed/SOH	\$3,931,880	\$3,931,880	\$3,931,880	\$3,931,880
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,931,880	\$3,931,880	\$3,931,880	\$3,931,880

Sales History			
Date	Type	Price	Book/Page or CIN
5/26/2016	SWD-Q	\$3,900,000	113727664
2/11/2000	SWD	\$800,000	30330 / 619

Land Calculations		
Price	Factor	Type
\$7.00	136,887	SF
Adj. Bldg. S.F. (Card, Sketch)		35418
Eff./Act. Year Built: 2002/2001		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
S			2					
35418								



Site Address	1101-1149 S MILITARY TRAIL, DEERFIELD BEACH FL 33442	ID #	4842 11 10 0020
Property Owner	SRA/PALM TRAILS PLAZA LLC	Millage	1112
Mailing Address	5345 PINETREE DR MIAMI BEACH FL 33140	Use	16
Abbr Legal Description	COLONNADE BUSINESS CENTER 1 139-49 B PAR A LESS W 851.94 THEREOF, TOGETHER WITH THE E 431.70 OF THE W 851.94 OF THE S 162 LESS POR DESC AS: COMM AT NLY MOST NE COR SAID PAR A; W 62.93 TO POB, CONT W 175.07, SE 175; NE 175.07, NW 175 TO POB & LESS AREA KNOWN AS OUTPARCEL A		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$2,582,010	\$8,661,310	\$11,243,320	\$10,667,320	
2018	\$2,582,010	\$7,115,560	\$9,697,570	\$9,697,570	\$223,526.45
2017	\$2,582,010	\$6,943,810	\$9,525,820	\$9,179,390	\$218,017.91

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$11,243,320	\$11,243,320	\$11,243,320	\$11,243,320
Portability	0	0	0	0
Assessed/SOH	\$10,667,320	\$11,243,320	\$10,667,320	\$10,667,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$10,667,320	\$11,243,320	\$10,667,320	\$10,667,320

Sales History			
Date	Type	Price	Book/Page or CIN
2/27/2006	SWD	\$9,150,000	41752 / 311
12/23/1996	WD	\$2,389,000	25924 / 608

Land Calculations		
Price	Factor	Type
\$7.00	368,859	SF
Adj. Bldg. S.F. (Card, Sketch)		77365
Eff./Act. Year Built: 1999/1998		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
C			2					
77365								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1051 S MILITARY TRAIL, DEERFIELD BEACH FL 33442	ID #	4842 11 10 0022
Property Owner	ADE DEERFIELD HOLDINGS LLC %FIESTA RESTAURANT GROUP INC	Millage	1112
Mailing Address	14800 LANDMARK BLVD #500 DALLAS TX 75254	Use	22
Abbr Legal Description	COLONNADE BUSINESS CENTER 1 139-49 B PORTION OF PARCEL A DESC'D AS: COMM N MOST NE COR PAR A, WLY ALG N/L PAR A FOR 238.00 TO POB, CONT WLY FOR 204.00, SLY 175.00, ELY 204.00, NLY 175.00 TO POB AKA: OUTPARCEL A		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2019	\$428,470	\$968,320	\$1,396,790	\$1,396,790				
2018	\$428,470	\$898,480	\$1,326,950	\$1,326,950	\$28,281.53			
2017	\$428,470	\$863,510	\$1,291,980	\$1,291,980	\$27,969.20			
2019 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,396,790	\$1,396,790	\$1,396,790	\$1,396,790				
Portability	0	0	0	0				
Assessed/SOH	\$1,396,790	\$1,396,790	\$1,396,790	\$1,396,790				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,396,790	\$1,396,790	\$1,396,790	\$1,396,790				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
6/16/2012	DRR-T	\$100	48836 / 1835	\$12.00	35,706	SF		
4/25/2012	WD-D	\$1,732,600	48707 / 1275					
10/17/2003	QCD	\$100	36296 / 1428					
8/22/2003	SWD	\$1,450,000	35970 / 1898					
				Adj. Bldg. S.F. (Card, Sketch) 3245				
				Eff./Act. Year Built: 2003/2002				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
C			2					
3245								



Site Address	1031 S MILITARY TRAIL, DEERFIELD BEACH FL 33442	ID #	4842 11 10 0021
Property Owner	JPMORGAN CHASE BANK % INDUSTRY CONSULTING GROUP INC	Millage	1112
Mailing Address	PO BOX 35605 DALLAS TX 75235-0605	Use	23
Abbr Legal Description	COLONNADE BUSINESS CENTER 1 139-49 B A POR OF PAR A DESC AS:COMM AT NORTHERN MOST NE COR SAID PAR A; W 62.93 TO POB CONT W 175.07, SE 175,NE 175.07,NW 175 TO POB		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$367,730	\$2,051,970	\$2,419,700	\$1,795,880	
2018	\$367,730	\$1,360,600	\$1,728,330	\$1,632,620	\$36,617.62
2017	\$367,730	\$1,242,980	\$1,610,710	\$1,484,200	\$34,243.97

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,419,700	\$2,419,700	\$2,419,700	\$2,419,700
Portability	0	0	0	0
Assessed/SOH	\$1,795,880	\$2,419,700	\$1,795,880	\$1,795,880
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,795,880	\$2,419,700	\$1,795,880	\$1,795,880

Sales History			
Date	Type	Price	Book/Page or CIN
12/10/2009	RD-D	\$1,508,700	46815 / 412
10/12/2000	SWD	\$875,000	30940 / 1588

Land Calculations		
Price	Factor	Type
\$12.00	30,644	SF
Adj. Bldg. S.F. (Card, Sketch)		5609
Eff./Act. Year Built: 2002/2001		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
11			2					
C			2					
5609								

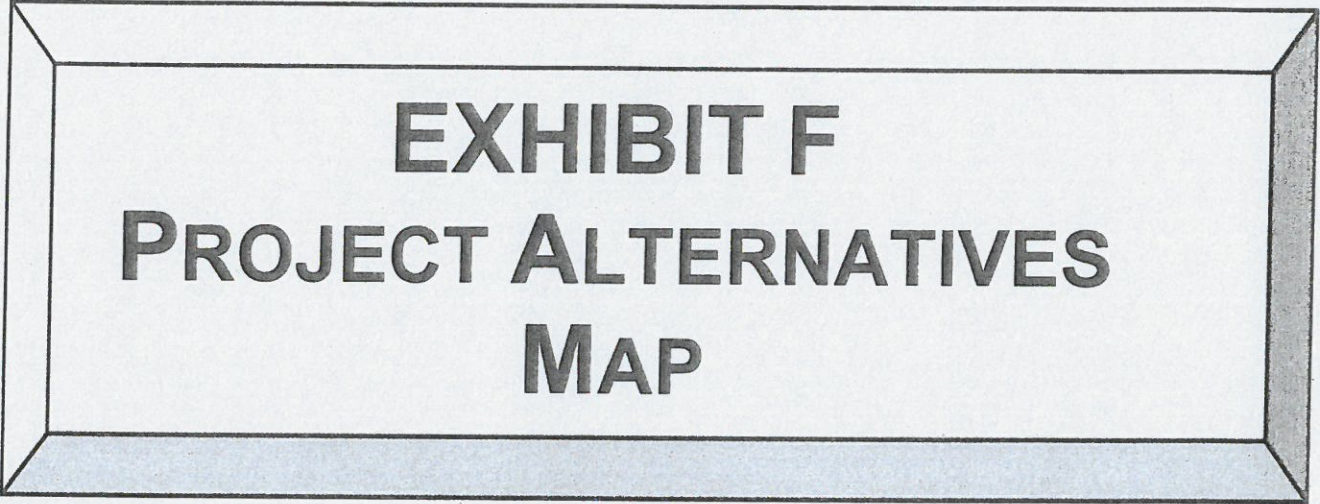


EXHIBIT F
PROJECT ALTERNATIVES
MAP