

• WESTON

**MEDICAL BUILDING SOLD FOR \$1.18M**

**Location:** 2665 Executive Park Dr., Nos. 2 and 3.

**Seller:** R.S.M. Properties, f/k/a KFR Investments, represented by Stefanie Krathen Ginnis, president.

**Buyer:** Angelina Properties, represented by Jean-Claude Nerette Jr., manager.

**Price:** \$1,179,000 or \$190.35 per square foot, based on 6,194 square feet of building area, or \$191.46 per square foot, based on 6,158 square feet of total land area.

**Total assessed value (2007):** \$1,786,180 or \$288.37 per square foot of building area or \$290.06 per square foot of total land area.

**Financing:** \$1.62 million provided by Mainstreet Lender 7(a).

The one-story medical office building was constructed in 2000 on 0.14 acre. A previously recorded sale was in August 2000 for \$823,100.

• DEERFIELD BEACH  
**RETAIL CENTER SOLD FOR OVER \$2.7M**

**Location:** 350 S. Federal Hwy.

**Seller:** RVC Realty Co., represented by Arnold J. Rabinor, general partner.

**Buyer:** W.K.E. Management, represented by William K. Emanuel, managing member.

**Price:** \$2,775,000 or \$79.20

per square foot, based on 35,040 square feet of building area, or \$29.81 per square foot, based on 93,100 square feet of total land area.

**Total assessed value (2007):** \$3,124,400 or \$89.17 per square foot of building area or \$33.56 per square foot of total land area.

**Financing:** \$2.5 million by Verino Pettinaro and \$400,000 provided by Orla Englander.

The retail building was constructed in 1972 on 2.14 acres. Previously recorded sales were in March 1990 for \$3.15 million and June 1987 for \$1,812,800.

• PEMBROKE PINES  
**RETAIL CENTER SOLD FOR \$9.5M**

**Location:** 12315 Pembroke Rd.

**Seller:** ESA Park, represented by Alan H. Gross, president.

**Buyer:** FMS Corners, represented by Michael Avalone, sole member.

**Price:** \$9.5 million or \$233.50 per square foot, based on 40,685 square feet of total building area, or \$79.18 per square foot, based on 119,985 square feet of total land area.

**Total assessed value (2007):** \$3,779,350 or \$92.89 per square foot of building area or \$31.50 per square foot of total land area.

**Financing:** \$7,125,000 provided by North Fork Bank.

The retail center was built in 2002 on 2.75 acres. Previ-

ous sales reported were in January 2003 for \$3.24 million and in February 2000 for \$1,305,000 (land only).

• MIAMI LAKES  
**WAREHOUSE SOLD FOR OVER \$7.5M**

**Location:** 15320 NW 77th Ct.

**Seller:** Storsafe Miami Lakes, represented by Allen C. de Olazarra, managing member.

**Buyer:** Exchange Authority, trustee for Ruderman 15347 Parking Trust, represented by John K. Kimball, partner.

**Price:** \$7,509,229 or \$82.51 per square foot, based on 91,013 square feet of building area, or \$172.14 per square foot, based on 43,623 square feet of total land area.

**Total assessed value (2007):** \$8,244,373 or \$90.58 per square foot of building area or \$188.99 per square foot of total land area.

**Financing:** \$7,920,000 provided by Everbank.

The four-story warehouse was built in 2005 on one acre. A previously reported sale was in August 2004 for \$1.45 million.

• MIAMI BEACH  
**APARTMENTS SOLD FOR ALMOST \$1.68M**

**Location:** 1000 Seventh St.

**Seller:** Southbreeze Construction, represented by Miguel Nobile, managing member.

**Buyer:** Fin Mag FL 2, represented by Paolo Malchiodi, president.

**Price:** \$1,675,000 or \$260.82 per square foot, based on 6,422 square feet of building area, or \$167,500 per unit, based on 10 units, or \$223.33 per square foot, based on 7,500 square feet of total land area.

**Total assessed value (2007):** \$1,225,000 or \$190.75 per square foot of building area or \$122,500 per unit or \$163.33 per square foot of total land.

**Financing:** No financing reported.

The two-story apartment building was constructed in 1951 on .17 acre. Previously reported sales were in November 2006 for \$1.05 million and in July 1993 for \$350,000.

• MIAMI BEACH  
**RETAIL BUILDING SOLD FOR \$4.65M**

**Location:** 1011 Fifth St.  
**Seller:** Bullrun 5 St., represented by Michael Pulwer, president.

**Buyer:** NF Fifth Street and BK Fifth Street, represented by Nelson Fox, managing member.

**Price:** \$4.65 million or \$451.90 per square foot, based on 10,290 square feet of building area, or \$332.14 per square foot, based on 14,000 square feet of total land area.

**Total assessed value (2007):** \$4,043,615 or \$392.97 per square foot of building area or \$288.83 per square

foot of total land area.

**Financing:** \$5,537,285 provided by BK Fifth Street.

The two-story retail building was constructed in 1995 on .32 acre. Previously reported sales were in May 2001 for \$2.8 million and in August 1993 for \$717,500 (land only).

• POMPANO BEACH  
**OFFICE BUILDING SOLD FOR \$4M**

**Location:** 911 E. Atlantic Blvd.

**Seller:** Dunmore Properties, represented by Steven W. Hudson, president.

**Buyer:** A 4 Holdings, represented by Steven D. Gelbard, managing member.

**Price:** \$4 million or \$179.21 per square foot, based on 22,320 square feet of building area, or \$75.08 per square foot, based on 53,275 square feet of total land area.

**Total assessed value (2007):** \$2,570,300 or \$115.16 per square foot of building area or \$48.25 per square foot of total land area.

**Financing:** \$3.6 million provided by Bank of America.

The two-story office building was constructed in 1986 on 1.22 acres. A previously reported sale was in February 2001 for \$1.54 million.

Michael Y. Cannon is managing director of Integra Realty Resources, AREEA/South Florida. For more information about AREEA, go online to [www.irtt.com](http://www.irtt.com).