

Address	City Name	Current Price	Sale Price	Closing Date	Days on Market	Total Units	Unit Breakdown	SqFt Liv Area	\$/SqFt	\$/Unit	GRM	Cap Rate
5240 SW 40th Ter	Dania Beach	\$290,000			101	2	2(2/1) \$1,150,\$1,250	1,800	\$161.11	\$145,000	10.07	6.42%
3990 SW 51st St	Dania Beach	\$385,000			91	3	2(2/1)\$900,\$1,100; (2/2)\$950	2,626	\$146.61	\$128,333	12.77	5.06%
4361 SW 52nd Ct	Dania Beach	\$429,000			79	2	2(3/2)\$1,350, \$1,450	2,732	\$157.03	\$214,500	11.69	5.52%
3671 Stirling Rd	Dania Beach	\$449,000			348	2	2(2/2)\$1,600,\$1,600	2,034	\$220.75	\$224,500	9.85	6.56%
5221 SW 43 Ter	Dania Beach	\$484,500			10	2	2(3/2)\$1,900,\$1,900	2,462	\$196.79	\$242,250	10.61	6.09%
6211 SW 39th Ct	Davie	\$560,000			10	4	4(2/1)\$950,\$950,\$950,\$950	3,047	\$183.79	\$140,000	12.28	5.26%
3961 SW 51st St	Dania Beach	\$599,000			132	4	4(2/1) Vacant	2,940	\$203.74	\$149,750	12.48	5.18%
5250 SW 90 Way	Cooper City	\$600,000	\$575,000	9/28/2018	36	4	4 (2/1)	3,413	\$175.80	\$150,000	10.60	6.29%
9425 SW 52 Ct	Cooper City	\$435,000	\$415,000	11/1/2019	10	2	2 (2/2) \$1500 & \$1650	1,040	\$418.27	\$217,500	13.20	5.10%
4238 SW 51st St	Dania Beach	\$199,900	\$206,800	2/28/2018	5	2	2(1/1) \$700, \$700	1,391	\$148.67	\$103,400	12.31	5.25%
4533 SW 51st St	Dania Beach	\$244,900	\$232,655	7/26/2018	35	2	(3/2) Vacant;(1/1) Vacant	1,691	\$137.58	\$116,328	8.81	7.33%
4133 SW 52nd St	Fort Lauderdale	\$339,000	\$285,000	5/11/2018	69	2	(3/2) \$1,800; (1/1) \$1,000	1,877	\$151.84	\$142,500	8.48	7.62%
6193 SW 48th Ct	Davie	\$350,000	\$320,000	4/18/2018	534	2	(2/2) \$1,025; (2/1) \$1,025	1,860	\$172.04	\$160,000	13.01	4.97%
7415-7417 Orange D	Davie	\$345,000	\$320,000	6/15/2018	7	2	(2/2) \$1,125; (2/1) \$1,250	2,106	\$151.95	\$160,000	11.23	5.75%
9422 SW 51st St	Cooper City	\$379,000	\$335,000	4/30/2018	6	2	2(2/1) \$1,100, \$1,100	1,550	\$216.13	\$167,500	12.69	5.09%
4230 SW 73rd Ter	Davie	\$355,000	\$345,000	3/6/2018	134	2	2(3/2) Vacant	3,405	\$101.32	\$172,500	9.58	6.74%
4041 SW 52nd St	Dania Beach	\$449,000	\$350,000	8/21/2017	107	2	(2/1) Vacant, (1/1) Vacant	1,534	\$228.16	\$175,000	13.89	4.65%
9442 SW 52nd St	Cooper City	\$390,000	\$370,000	10/4/2017	25	2	2(2/1) \$1,400, \$1,375	845	\$437.87	\$185,000	11.01	5.87%
3760 SW 59th Avenue	Davie	\$375,000	\$435,000	4/6/2018	11	4	2(1/1) \$1,050,Vacant; 2(0/1)\$1,000, \$950	3,784	\$114.96	\$108,750	9.06	7.13%
4728 SW 66th Ter	Davie	\$450,000	\$437,500	12/9/2017	105	3	(3/2) \$2,000, (2/1) \$1,100, (0/1)\$500	3,024	\$144.68	\$145,833	10.13	6.38%
4471 SW 54th Ct	Dania Beach	\$580,000	\$562,500	5/21/2018	105	4	2(2/1) \$1,675,\$1,650; 2(0/1) \$800, \$850	3,060	\$183.82	\$140,625	9.42	6.86%
								On Market	\$181.40	\$177,762	11.39	5.73%
								Closed Sales	\$182.42	\$148,120	10.80	6.14%



# COMPARABLE GRID CORAL RIDGE 2-4 UNITS

Primary Emphasis