

	Address	City Name	Current Price	Sale Price	Closing Date	CDOM	Adj Sf	#Units	Unit Breakdown & Comparable Rent Analysis	Potential Gross Income	Price per Sq Ft	Price per Unit	G R M	Cap Rate	Year Built
						(Days on Market)									
On Market	400 SE 11th Ct	Fort Lauderdale	\$1,000,000			152	3279	6	5 (1/1) (2/1)	\$69,000	\$304.97	\$166,667	14.5	4.28%	1957
	2625 NE 13th Ct Unit#1-8	Fort Lauderdale	\$1,300,000			19	3806	8	6 (0/1) 2 (2/2)	\$295,000	\$341.57	\$162,500			1985
	1031-1037 N Victoria Park Road	Fort Lauderdale	\$1,350,000			119	2032	6	4 (1/1) \$1000 2 (2/2)	\$45,900	\$664.37	\$225,000	29.4	2.11%	1953
	1107 NE 1 St	Fort Lauderdale	\$1,449,000			305	4671	6	3 (1/1) \$1200 2 (2/1) \$1425 (3/1)	\$75,300	\$310.21	\$241,500	19.2	3.22%	1948
	2414 NE 25th Pl	Fort Lauderdale	\$1,600,000			133	5830	8	6 (1/1) \$1300 2 (2/1) \$1675	\$132,000	\$274.44	\$200,000	12.1	5.12%	1965
	820 NE 16th Ave	Fort Lauderdale	\$1,675,000			278	5980	10	8 (1/1) \$900 2 (2/2) \$1100	\$117,120	\$280.10	\$167,500	14.3	4.34%	1966
	615 NE 26th St	Wilton Manors	\$1,690,000			43	8933	10	10 (2/1) \$1160	\$139,200	\$189.19	\$169,000	12.1	5.11%	1974
	8 Isle Of Venice Dr	Fort Lauderdale	\$2,075,000			22	4187	6	4 (1/1) \$1550 (2/2) \$2275 (0/1) \$1150	\$142,000	\$495.58	\$345,833	14.6	4.24%	1959
	530 S Federal Hwy	Fort Lauderdale	\$3,225,000			70	9811	14	6 (1/1) 8 (2/1)	\$273,600	\$328.71	\$230,357	11.8	5.26%	1973
	10 Hendricks Isle	Fort Lauderdale	\$6,450,000			29	7704	19	13 (1/1) \$1650 4 (2/2) \$1700 2 (0/1) \$1000	\$289,044	\$837.23	\$339,474	22.3	2.78%	1966
609 NE 28th Street	Fort Lauderdale	\$9,050,000			190	37327	18	18 (2/1) \$2500	\$549,600	\$242.45	\$502,778	16.5	3.77%	2018	
2405 NE 7th Ave	Wilton Manors	\$1,150,000			70	2283	5	4 (0/1) (2/1)		\$503.72	\$230,000			2014	
Sold	1104 NE 15th Ave	Fort Lauderdale	\$1,750,000	\$1,675,000	10/28/2019	143	3665	13	8 (1/1) 4 (0/1) (2/2)	\$138,480	\$457.03	\$128,846	12.1	5.13%	1974
	1208 NE 14th Ave	Fort Lauderdale	\$1,190,000	\$1,200,000	8/21/2019	96	2144	8	2 (2/2) 2 (1/1) 4 (0/1)	\$106,236	\$559.70	\$150,000	11.3	5.48%	1949
	141 Isle Of Venice Dr Unit#1-9	Fort Lauderdale	\$3,700,000	\$2,900,000	11/21/2019	43	8010	9	4 (2/2) 5 (1/1) 9 Boat Slips	\$322,222	\$362.05				1980
										ACTIVE	\$397.71	\$248,384	16.7	4.02%	
										SOLD	\$459.59	\$139,423	11.7	5.30%	



COMPARABLE GRID

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Primary Emphasis

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	Address	Days on Market	List Price	Sale Price	# of Units	Price/Unit	Property SqFt	Price/SF	Lot Sq Footage	Year Built	Waterfront Property
Active	530 S Federal Hwy	70	\$3,225,000		14	\$230,357	11,500	\$280		1973	No
	745 NE 15th Ave	43	\$2,195,000		12	\$182,917	13,500	\$163	13,500	1968	No
	999 NE 23rd Dr	43	\$1,900,000		12	\$158,333	12,498	\$152	12,498	1972	No
	615 NE 26th St	43	\$1,690,000		10	\$169,000	18,572	\$91	18,572	1974	No
	820 NE 16th Ave	278	\$1,675,000		10	\$167,500	13,500	\$124		1966	No
	2414 NE 25th Pl	133	\$1,600,000		8	\$200,000	5,830	\$274		1965	Yes
	1107 NE 1 St	305	\$1,449,000		6	\$241,500	4,671	\$310		1948	No
	400 SE 11th Ct	152	\$1,000,000		6	\$166,667	3,279	\$305		1957	No
	1115 Middle St	161	\$1,100,000		5	\$220,000	5,124	\$215		1974	No
Closed	4305 NE 21 Ave	23	\$2,750,000	\$2,450,000	13	\$188,462	13,196	\$186		1962	No
	1104 NE 15th Ave	143	\$1,795,000	\$1,675,000	13	\$128,846	3665	\$457		1974	No
	4411 NE 19 Ter	52	\$1,300,000	\$1,250,000	8	\$156,250	5,101	\$245		1973	No
	1208 NE 14th Ave	96	\$1,290,000	\$1,200,000	8	\$150,000	4,271	\$281		1949	No
					Active		\$192,919				
					Closed		\$155,889		\$292		



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