| ddress | City Name | Current Price Sale | e Price | ŭ | CDOM (Days on Market) | Adj Sf | #Units | Unit Breakdown & Comparable Rent Analysis | Potential Gross Income | Price per Sq Ft | Price per Unit | GRM | Cap Rate | Year Built |
|-------------------------------|---|---|--|---|--|---|---|--|---|--|-------------------|---|-------------|--|
| 00 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 |
| 625 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 |
| 031-1037 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 |
| 107 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 |
| 414 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 |
| 20 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 |
| 15 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 |
| 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 |
| 30 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 |
| O 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 |
| 09 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 |
| 405 NE 7th Ave | Wilton Manors | \$1,150,000 | | | 70 | 2283 | 5 | 4 (0/1) (2/1) | | \$503.72 | \$230,000 | | | 2014 |
| 104 NE 15th Ave | Fort Lauderdale | \$1,750,000 \$1,6 | 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 |
| 208 NE 14th Ave | Fort Lauderdale | \$1,190,000 \$1,2 | 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 |
| 41 Isle Of Venice Dr Unit#1-9 | Fort Lauderdale | \$3,700,000 \$2,9 | 900,000 | 11/21/2019 | 43 | 8010 | 9 | 4 (2/2) 5 (1/1) 9 Boat Slips | \$322,222 | \$362.05 | | | | 1980 |
| | | | | | | | | | | . ¢207.74 | ¢240.204 | 16.7 | 4.020/ | |
| | | | | | | | | | | | | | | |
| | 25 NE 13th Ct Unit#1-8 25 NE 13th Ct Unit#1-8 231-1037 N Victoria Park Road 27 NE 1 St 24 NE 25th Pl 20 NE 16th Ave 25 NE 26th St 25le Of Venice Dr 20 S Federal Hwy 21 Hendricks Isle 29 NE 28th Street 205 NE 7th Ave 208 NE 15th Ave 208 NE 14th Ave | 10 SE 11th Ct 125 NE 13th Ct Unit#1-8 131-1037 N Victoria Park Road 140 Fort Lauderdale 150 NE 15th Ave | Fort Lauderdale \$1,000,000 325 NE 13th Ct Unit#1-8 Fort Lauderdale \$1,300,000 331-1037 N Victoria Park Road Fort Lauderdale \$1,350,000 307 NE 1 St Fort Lauderdale \$1,449,000 314 NE 25th Pl Fort Lauderdale \$1,600,000 30 NE 16th Ave Fort Lauderdale \$1,675,000 31 Sle Of Venice Dr Fort Lauderdale \$2,075,000 31 Sederal Hwy Fort Lauderdale \$3,225,000 32 Hendricks Isle Fort Lauderdale \$9,050,000 33 Sederal Hwy Fort Lauderdale \$1,675,000 34 NE 28th Street Fort Lauderdale \$1,150,000 35 NE 7th Ave Wilton Manors \$1,150,000 36 NE 7th Ave Fort Lauderdale \$1,750,000 \$1,00 | ### Fort Lauderdale \$1,000,000 ### Fort Lauderdale \$1,000,000 ### Fort Lauderdale \$1,300,000 ### Fort Lauderdale \$1,350,000 ### NE 1 St | 10 SE 11th Ct Fort Lauderdale \$1,000,000 125 NE 13th Ct Unit#1-8 Fort Lauderdale \$1,300,000 131-1037 N Victoria Park Road Fort Lauderdale \$1,350,000 107 NE 1 St Fort Lauderdale \$1,449,000 101 NE 1 St Fort Lauderdale \$1,600,000 101 NE 16th Ave Fort Lauderdale \$1,675,000 102 NE 16th Ave Fort Lauderdale \$1,675,000 103 S NE 26th St Wilton Manors \$1,690,000 104 NE 16th Ave Fort Lauderdale \$2,075,000 105 Federal Hwy Fort Lauderdale \$3,225,000 106 NE 28th Street Fort Lauderdale \$9,050,000 107 NE 1 St Fort Lauderdale \$1,150,000 108 NE 18th Ave Fort Lauderdale \$1,750,000 \$1,675,000 10/28/2019 108 NE 18th Ave Fort Lauderdale \$1,190,000 \$1,200,000 8/21/2019 | City Name Current Price Sale Price Closing Date On Market | City Name Current Price Sale Price Closing Date On Market | City Name Current Price Sale Price Closing Date on Market) 10 SE 11th Ct Fort Lauderdale \$1,000,000 152 3279 6 125 NE 13th Ct Unit#1-8 Fort Lauderdale \$1,300,000 19 3806 8 131-1037 N Victoria Park Road Fort Lauderdale \$1,350,000 119 2032 6 107 NE 1 St Fort Lauderdale \$1,449,000 305 4671 6 114 NE 25th Pl Fort Lauderdale \$1,600,000 133 5830 8 10 NE 16th Ave Fort Lauderdale \$1,675,000 278 5980 10 15 NE 26th St Wilton Manors \$1,690,000 43 8933 10 15 SIe Of Venice Dr Fort Lauderdale \$2,075,000 22 4187 6 10 S Federal Hwy Fort Lauderdale \$3,225,000 70 9811 14 10 Hendricks Isle Fort Lauderdale \$6,450,000 29 7704 19 19 NE 28th Street Fort Lauderdale \$9,050,000 10/28/2019 143 3665 13 108 NE 14th Ave Fort Lauderdale \$1,1750,000 \$1,675,000 8/21/2019 96 2144 8 | City Name Current Price Sale Price Closing Date On Market | City Name Current Price Sale Price Closing Date Market Market | City Name | Circle Name Circle Name | Name | Control Cont |



COMPARABLE GRID 5-15 UNITS AREA SPECIFIC Primary Emphasis

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| | Address | Days on | List Price | Sale Price | # of | Price/Unit | Property | Price/SF | Lot Sq | Year | Waterfront |
|--------|-------------------|---------|-------------|-------------|-------|-------------|----------|----------|---------|-------|------------|
| | Address | Market | LISTITICE | | Units | Trice/Offic | SqFt | Trice/3i | Footage | Built | 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 |
| 0 | 1208 NE 14th Ave | 96 | \$1,290,000 | \$1,200,000 | 8 | \$150,000 | 4,271 | \$281 | | 1949 | No |
| | | | Active | | | \$192,919 | | \$213 | | | |
| | | | Closed | | | \$155,889 | | \$292 | | | |



COMPARABLE GRID 5-15 UNITS AREA SPECIFIC Primary Emphasis

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