

Address	City Name	Current Price	Sale Price	Closing Date	ADOM	Adj SF	#Units	Unit Breakdown and Rent Analysis	Price per Adj SF	Price per Unit	G R M	Cap Rate	Year Built
899 NE 15th St Unit#1-4	Fort Lauderdale	\$555,000			16	3189	4	3 (1/1) \$980 (2/1) 1200	\$174.04	\$138,750	11.17	5.5%	1986
160 NW 43rd St Unit#1-5	Oakland Park	\$595,000			21	2200	5	3 (1/1) \$900 2 (0/1) \$800	\$270.45	\$119,000	11.46	5.3%	1970
4008 NW 5th Ave	Oakland Park	\$615,000			60	3241	5	(2/1) \$1200 4 (1/1) \$750	\$189.76	\$123,000	12.06	5.1%	1965
1040 NE 10th Ave Unit#1-5	Fort Lauderdale	\$695,000			16	2943	5	4 (1/1) \$100 (2/1) \$1275	\$236.15	\$139,000	10.94	5.6%	1963
1041 NE 15th St Unit#1-4	Fort Lauderdale	\$975,000			16	2201	7	7 (1/1) \$1015	\$442.98	\$139,286	11.44	5.3%	1966
2405 NE 7th Ave	Wilton Manors	\$1,150,000			147	2283	5	4 (0/1) (2/1)	\$503.72	\$230,000			2014
1044 NE 8th Ave	Fort Lauderdale	\$1,399,900				5167	11	8 (1/1) (2/1) 2 (0/1)	\$270.93	\$127,264			1985
999 NE 23rd Dr	Wilton Manors	\$1,900,000			16	7367	12	10 (1/1) \$1064 2 (2/1) \$1238	\$257.91	\$158,333	12.07	5.1%	1972
2300 NE 6th Ave	Wilton Manors	\$2,500,000			208	8376	10	Mix Use 8 (1/1)	\$298.47	\$250,000	12.44	4.9%	1971
1822 N Dixie Hwy	Fort Lauderdale	\$3,999,999			7	7280	15		\$549.45	\$266,667			1952
601 NE 29th Dr	Wilton Manors	\$6,150,000			16	10824	38	12 (2/1) \$1223 12 (1/1) \$1000	\$568.18	\$161,842	11.63	5.2%	1973
609 NE 28th Street	Fort Lauderdale	\$9,050,000			267	37327	18	18 (2.2) \$2500	\$242.45	\$502,778	16.45	3.7%	2018
281 NW 40th St	Oakland Park	\$759,900			82	4472	7	4 (1/1) \$975 2 (2/1) \$1225 (0/1) \$81	\$169.92	\$108,557	9.31	6.6%	1964
615 NE 26th St	Wilton Manors	\$1,690,000			109	8933	10	10 (2/1) \$1160	\$189.19	\$169,000	12.14	5.0%	1974
2640 NE 8th Ave	Wilton Manors	\$2,995,000			109	13440	18	18 (2/1) \$1332	\$222.84	\$166,389	10.41	5.9%	1972
1811 N Dixie Hwy	Fort Lauderdale	\$625,000	\$575,000	8/22/2019	208	2097	7	7 (0/1) \$800	\$274.20	\$82,143	8.56	7.1%	1957
430 NW 41 Street	Oakland Park	\$1,125,000	\$975,000	1/31/2020	74	6370	8	8 (2/1) \$1000 \$129K	\$153.06	\$121,875	9.50	5.1%	1968
430-440 NW 40th Ct	Oakland Park	\$1,125,000	\$975,000	1/31/2020	74	6485	8	8 (2/1) \$1000 \$129K	\$150.35	\$121,875	9.50	5.4%	1968
1208 NE 14th Ave	Fort Lauderdale	\$1,190,000	\$1,200,000	8/21/2019	96	4288	8	2 (2/1) 4 (0/1) 2 (1/1) \$106500	\$279.85	\$150,000	11.27	5.4%	1949

Active \$305.76 \$186,658 1179.4% 5.3%

Under Contract \$193.98 \$147,982 1062.1% 5.8%

Closed Sales \$214.37 \$118,973 970.6% 5.8%



Primary Emphasis

COMPARABLE GRID OAKLAND PARK 5+ UNITS

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	Property Address	City	Asking Price	Sale Price	Sale Date	Market Time	Bldg SF	# Units	Cap Rate	Price Per Unit	Price Per SF	Land Area SF	Year Built
Active	476 NW 43rd St	Oakland Park	\$2,990,000			64	20,000	11	8	\$271,818	\$149.50	87,120	2007
	4431 NE 20th Ave	Oakland Park	\$1,975,000			110	8,398	14		\$141,071	\$235.18	14,374	1972
	4411 NE 19th Ter	Oakland Park	\$1,300,000			55	5,101	8		\$162,500	\$254.85	12,632	1974
	86 NE 36th Ct	Oakland Park	\$850,000			16	6,571	7	6.38	\$121,429	\$129.36	15,245	1971
	160 NW 43rd St	Fort Lauderdale	\$650,000			4	2,200	5	8	\$130,000	\$295.45	11,325	1955
Closed	1499 NE 32nd St	Oakland Park		\$1,700,000	10/1/2018		5,797	13		\$130,769	\$293.26	25,417	1961
	600 NE 46th Ct	Fort Lauderdale		\$1,150,000	2/1/2019		6,567	10	7	\$115,000	\$175.12	5,998	1970
	4420 NE 19th Ter	Fort Lauderdale	\$1,195,000	\$1,100,000	9/20/2018		5,593	8		\$137,500	\$196.67	12,196	1968
	281 NW 40th St	Oakland Park	\$679,000	\$679,000	10/25/2018		4,950	6		\$113,167	\$137.17	11,325	1963
	161 NW 40th Ct	Oakland Park	\$695,000	\$642,500	11/25/2018	126	3,831	5	5.5	\$128,500	\$167.71	10,018	1970
	161 NW 40th Ct	Oakland Park		\$642,500	11/16/2018		3,831	5		\$128,500	\$167.71	10,018	1970
	355 NW 32nd St	Oakland Park	\$599,000	\$565,000	8/1/2018	42	3,287	6	8	\$94,167	\$171.89	13,799	1965
	780-790 NE 46th Ct	Fort Lauderdale		\$552,500	5/25/2018		7,240	8		\$69,063	\$76.31	17,998	1974
	355 NW 32nd St	Oakland Park		\$425,000	6/15/2018		3,287	6		\$70,833	\$129.30	13,799	1965
									Active	7.46%	\$165,364	\$212.87	
									Closed	6.83%	\$109,722	\$168.35	



COMPARABLE GRID OAKLAND PARK 5-16 UNITS

Primary Emphasis

	Address	City Name	Current Price	Sale Price	Closing Date	Days on Market	Adj Area SF	#Units	Total Units & Rent Analysis	Price per SF	Price per Unit	G R M	Cap Rate	Year Built
Active	4008 NW 5th Ave	Oakland Park	\$675,000			144	3241	5	(2/1) \$1200 3 (1/1) \$775 (0/1) \$775	\$208.27	\$135,000	13.2	4.5%	1965
	231 SW 15th St	Pompano Beach	\$1,225,000			85	4577	8	6 (1/1) \$1100 2 (2/1) \$1500	\$267.64	\$153,125	11.1	5.3%	1959
	4411 NE 19 Ter	Oakland Park	\$1,300,000			53	5101	8	6 (1/1) \$1245 2 (2/1) \$1475	\$254.85	\$162,500	11.4	5.2%	1973
Closed	161 NW 40th Ct Unit#1-5	Oakland Park	\$695,000	\$642,500	11/16/2018	54	3831	5	5 (2/1) \$1200	\$167.71	\$128,500	8.7	6.8%	1970
	281 NW 40th St	Oakland Park	\$679,000	\$679,000	10/25/2018	19	4472	7	4 (1/1) \$865 2 (2/1) 1350 (0/1) \$815	\$151.83	\$97,000	7.8	7.6%	1964
	200 NE 45th St	Oakland Park	\$725,000	\$705,000	12/18/2018	49	4059	6	5 (1/1) \$925 (2/1) \$1250	\$173.69	\$117,500	10.4	5.7%	1965
	2201 NE 14th Ave Unit#1-9	Wilton Manors	\$1,485,000	\$1,480,000	12/11/2018	69	6009	9	8 (1/1) \$1200 (2/1) \$1500	\$246.30	\$164,444	10.4	5.7%	1960
	1611 SW 6 Ave	Pompano Beach	\$1,695,000	\$1,500,000	9/26/2018	288	4061	12	2 (1/1) \$900 (2/1) \$1050 (3/2) \$1500 (0/1)600	\$369.37	\$125,000	9.0	6.5%	1966
									On Market	\$243.59	\$150,208	11.9	5.0%	
									Sold	\$221.78	\$126,489	9.3	6.4%	



Secondary Emphasis

COMPARABLE GRID OAKLAND PARK 5-12 UNITS

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