

Address	City Name	Current Price	Sale Price	Closing Date	Days on Market	Adj SF	# Units	Unit Breakdown	LP\$/SqFt	SP\$/SqFt	Price/Unit	Price/Unit	Year Built	Gross Operating Income	G R M (List)	G R M (Sold)	Cap Rate (List)	Cap Rate (Sold)
2240 NE 36th St	Lighthouse Point	\$475,000				2,011	2	2 (2/2) \$1350 & \$1500	\$236.20		\$237,500		1958	\$34,200.00	13.9		4.5%	
2219 SE 13th St	Pompano Beach	\$352,500			69	1914	2	2 (2/1) \$1250 \$900	\$184.17		\$176,250		1959	\$25,800.00	13.7		4.5%	
2510 NE 19th Ave	Lighthouse Point	\$425,000			54	1700	2	(2/2) \$1250 (1/1) \$975	\$250.00		\$212,500		1958	\$26,700.00	15.9		3.9%	
404 NE 23rd Ave	Pompano Beach	\$650,000			109	1808	4	(3/1) \$2400 3 (1/1) \$1500	\$359.51		\$162,500		1951	\$46,800.00	13.9		4.5%	
1940-46 32nd St	Lighthouse Point	\$1,750,000			117	6656	4	4 (3/2) \$2700	\$262.92		\$437,500		2008	\$82,800.00	21.1		2.9%	
222 NE 23rd Ave	Pompano Beach	\$349,000	\$325,000	1/17/2020	17	1,823	2	(2/2) \$1000 2/1) \$1250	\$191.44	\$178.28	\$174,500	\$162,500	1969	\$27,000.00	12.9	12.0	4.8%	5.2%
1313 SE 22nd Ave	Pompano Beach	\$375,000	\$355,000	12/6/2019	42	\$1,942	2	2 (2/2) \$1200	\$193.10	\$182.80	\$187,500	\$177,500	1964	\$28,800.00	13.0	12.3	4.8%	5.0%
1731 NE 24th Ave	Pompano Beach	\$475,000	\$370,000	3/10/2020	169	1,727	3	(2/1) \$1150 (1/1) \$1100 (0/1) \$950	\$275.04	\$214.24	\$158,333	\$123,333	1958	\$38,400.00	12.4	9.6	5.0%	6.4%
2410 NE 4TH ST	Pompano Beach	\$599,000	\$365,000	2/25/2020	130	1,736	2	(1/1) (2/1)	\$345.05	\$210.25	\$299,500	\$182,500	1956	\$31,800.00	18.8	11.5	3.3%	5.4%
2220 SE 5TH ST	Pompano Beach	\$465,000	\$435,000	11/20/2019	25	1,670	2	2 (2/2) \$1550	\$278.44	\$260.48	\$232,500	\$217,500	1959	\$37,200.00	12.5	11.7	5.0%	5.3%
1121 NE 26th Ave	Pompano Beach	\$479,000	\$437,000	3/16/2020	66	8,008	2	2 (2/2) \$1575	\$59.82	\$54.57	\$239,500	\$218,500	1968	\$37,800.00	12.7	11.6	4.9%	5.4%
2431 NE 20th Ave	Lighthouse Point	\$499,999	\$397,500	12/30/2019	31	2,066	2	2 (2/2)	\$242.01	\$192.40	\$250,000	\$198,750	1956	\$32,400.00	15.4	12.3	4.0%	5.1%
2633 NE 27th Ct	Lighthouse Point	\$565,000	\$541,000	10/31/2019	51	2,357	2	2 (2/2) \$1625	\$239.71	\$229.53	\$282,500	\$270,500	1964	\$39,000.00	14.5	13.9	4.3%	4.5%
									\$240.10	\$190.32	\$234,424	\$193,885			14.7	11.9	4.3%	5.3%



COMPARABLE GRID
EAST OF FEDERAL HWY RESIDENTIAL
MULTIFAMILY
PRIMARY EMPHASIS

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