

COMPARABLE SALES

COMPARABLE SALES



A COMPARABLE SALE IS PROPERTY THAT IS SIMILAR TO THE SUBJECT PROPERTY IN MOST RESPECTS. IT IS LOCATED IN A NEARBY LOCATION. IT HAS RECENTLY SOLD FOR A FAIR MARKET VALUE. THE SELECTION OF COMPARABLE SALES IS IN MOST APPRAISALS IS THE SINGLE MOST DETERMINING FACTOR IN ESTABLISHING THE VALUE. THE RESPONSIBILITY IS TO FULLY RESEARCH THE LOCAL REAL ESTATE MARKET AND DETERMINE WHICH COMPARABLE SALES REPRESENT THE BEST VALUE CHARACTERISTICS OF THE SUBJECT PROPERTY.



THE MARKET OR DIRECT SALES COMPARISON APPROACH TO AN ESTIMATE OF VALUE IS A PROCESS OF COMPARING MARKET DATA, THAT IS, PRICES PAID FOR SIMILAR PROPERTIES, PRICES ASKED BY OWNERS, AND OFFERS MADE BY PROSPECTIVE BUYERS OR THE TENANTS WILLING TO BUY OR LEASE. TYPICALLY A COMPARISON GRID IS USED AND ADJUSTMENTS ARE MADE TO EACH COMPARABLE SALES USED FOR MAJOR DIFFERENCES BETWEEN THE COMPARABLE AND THE SUBJECT PROPERTY FOR SUCH ITEMS AS LOCATION, CONSTRUCTION QUALITY AND SIGNIFICANT AMENITIES, ETC. IN THE MARKET APPROACH, THE ATTEMPTS ARE MADE TO BOTH GAUGE AND REFLECT THE ANTICIPATED REACTION BY A TYPICAL PURCHASER TO THE SUBJECT PROPERTY.

Property Address	Property City	Asking Price	Sale Price	Sale Date	Building SF	# of Units	Price Per SF	Price Per Unit	Cap Rate	Land Area SF	Year Built
3615 SW 52nd Ave	Pembroke Park	5,050,000	\$5,050,000		38,419	36	\$131.45	\$140,277	6.35	93,654	1972
7240-7420 Pembroke Rd	Miramar	4,595,000	\$4,595,000		29,168	10	\$157.54	\$459,500	5.53	66,002	1968
2414 Johnson St	Hollywood	1,850,000	\$1,850,000		7,623	17	\$242.69	\$108,823	6.19	20,908	1956
1911-1919 Buchanan St (6 Properties)	Hollywood	1,750,000	\$1,750,000		15,335	16	\$114.12	\$109,375	7.70	38,674	
7221 Venetian St	Miramar	1,385,000	\$1,385,000		7,132	12	\$194.20	\$115,416		16,509	1970
4766 E Station Sq (3 Properties)	Davie	1,250,000	\$1,250,000		5,175	11	\$241.55	\$113,636	5.05	2,791	2019
2312-2320 Madison St	Hollywood		\$3,800,000	6/30/2020	22,054	38	\$172.30	\$100,000		65,466	1955
7220-7230 Pembroke Rd	Miramar		\$912,375	6/30/2020	9,468	10	\$96.36	\$91,237		8,189	1969
2019-2035 Plunkett St	Hollywood			5/29/2020	7,142	13				32,639	1953
7200 Pembroke Rd	Miramar	1,050,000	\$1,025,000	4/30/2020	3,619	10	\$283.23	\$102,500	7.50	16,552	1969
307 W Dixie Hwy	Dania Beach	1,550,000	\$1,000,000	4/30/2020	11,678	14	\$85.63	\$71,428	6.20	32,670	1962
2436 Van Buren St	Hollywood		\$2,300,043	4/17/2020	15,327	19	\$150.06	\$121,054	4.88	41,020	1963
2846 Fillmore St	Hollywood		\$2,300,000	4/14/2020	12,480	19	\$184.29	\$121,052	6.00	20,059	1972
820 SW 2nd St	Hallandale Beach		\$1,265,000	3/30/2020	6,584	12	\$192.13	\$105,416		21,000	1965
2150 Madison St	Hollywood	5,295,000	\$5,000,000	3/10/2020	36,006	40	\$138.87	\$125,000	5.50	47,253	1968
6034 Arthur St	Hollywood		\$1,220,000	3/4/2020	5,040	10	\$242.06	\$122,000	6.00	13,939	1974
6097 Rodman St	Hollywood	699,000	\$655,000	2/28/2020	3,332	22	\$196.58	\$29,772		10,454	1959
6640-6658 Town Square Dr	Davie		\$6,250,000	2/25/2020	35,960	26	\$173.80	\$240,384	5.77	32,670	2011
6224 Miramar Pky	Miramar	2,500,000	\$2,050,000	2/10/2020	11,621	16	\$176.40	\$128,125	5.72	26,571	1963
2206 Fillmore St	Hollywood		\$1,100,000	2/5/2020	7,528	10	\$146.12	\$110,000		20,298	1960
2137 Hayes St (Part of Multi-Property Sale)	Hollywood			2/3/2020	5,084	10				27,007	1973
2040-2050 N Douglas Rd	Pembroke Pines	3,500,000	\$3,448,000	12/10/2019	27,690	20	\$124.52	\$172,400	6.77	927	1974
2775 Taft St	Hollywood		\$1,715,000	10/18/2019	28,918	36	\$59.31	\$47,638	7.00	31,415	1969
2309-2323 Madison St	Hollywood		\$2,090,000	10/10/2019	14,310	21	\$146.05	\$99,523		40,001	1962
2134 Lincoln St	Hollywood		\$2,300,000	9/25/2019	37,625	23	\$61.13	\$100,000	7.50	38,093	1970
2545 Taft St	Hollywood		\$2,320,000	9/16/2019	14,194	20	\$163.45	\$116,000	6.00	13,503	1969
3615 SW 52nd Ave	Pembroke Park		\$4,200,000	8/15/2019	38,419	36	\$109.32	\$116,666	6.00	93,654	1972
2300 Madison St	Hollywood		\$2,070,000	8/15/2019	13,534	18	\$152.95	\$115,000		20,494	1963

On Market **\$180.26** **\$174,505** **6.16**
Closed Sales **\$152.73** **\$111,760** **6.22**



COMPARABLE GRID

5+ UNITS WEST HOLLYWOOD

PRIMARY EMPHASIS

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Address	City Name	Current Price	Sale Price	Closing Date	Days on Market	Adj Sq Ft	#Units	Unit Breakdown & Rent Analysis	P G I	\$/SF	\$/Unit	G R M	Cap Rate	Year Built
7011 Pembroke Rd Unit#1-6	Pembroke Pines	\$800,000			50	4257	6	4 (1/1) 2 (2/1)	\$75,600	\$188	\$133,333	10.6	5.4%	1971
6032 SW 27th St	Miramar	\$835,000			75	4589	5	5 (2/1) \$1100	\$79,200	\$182	\$167,000	10.5	5.4%	1979
611 S 24th Ave	Hollywood	\$900,000			958	4157	7		\$90,000	\$217	\$128,571	10.0	5.7%	1937
2125 & 2127 Polk Street	Hollywood	\$995,000				4316	6	6 (1/1)	\$72,000	\$231	\$165,833	13.8	4.1%	1954
4655 - 4665 SW 33rd Ave	Fort Lauderdale	\$1,050,000			3	6720	8	8 (2/1) \$1120	\$107,520	\$156	\$131,250	9.8	5.8%	1958
928 SW 15th Ter	Fort Lauderdale	\$1,050,000			148	4420	8	8 (1/1) \$850-\$950	\$88,800	\$238	\$131,250	11.8	4.8%	1958
7221 Venetian St	Miramar	\$1,385,000			2	7381	12	8 (1/1) \$1175 (2/1) \$1375 3 (0/	\$100,260	\$188	\$115,417	13.8	4.1%	1969
6041 SW 18th St	Miramar	\$1,475,000			84		11	10 (0/1) \$950-\$1075 (1/1) \$120	\$132,900		\$134,091	11.1	5.1%	1955
7420 Pembroke Rd	Miramar	\$4,595,000			67	14584	40	32 (1/1) \$870 8 (2/1) \$1088	\$470,256	\$315	\$114,875	9.8	5.8%	1968
2247 Simms St	Hollywood	\$750,000	\$725,000	10/31/2019	134	3164	7	7 (1/1) \$875	\$73,500	\$229	\$103,571	9.9	5.8%	1956
7220 Pembroke Rd	Miramar	\$1,200,000	\$960,000	6/30/2020	79	7292	10	8 (1/1) \$750 2 (2/1) \$850	\$92,400	\$132	\$96,000	10.4	5.5%	1968
2325 Taylor St Unit#1-9	Hollywood	\$1,280,000	\$1,180,000	10/4/2019	79	6465	9	8 (1/1) (2/1)	\$105,600	\$183	\$131,111	11.2	5.1%	1952
2319 Taylor St Unit#1-9	Hollywood	\$1,325,000	\$1,225,000	5/29/2020	121	6465	9	6 (1/1) \$950-\$1000 3 (2/1) \$130	\$136,300	\$189	\$136,111	9.0	6.3%	2001
6224 Miramar Pkwy	Miramar	\$2,500,000	\$2,050,000	2/11/2020	134	7859	16	2 (2/1) \$1150 14 (1/1) \$900-\$9	\$183,900	\$261	\$128,125	11.1	5.1%	1964
2150 Madison St	Hollywood	\$5,295,000	\$5,000,000	3/10/2020	161	22796	40	24 (1/1) 10 (2/1) 10 (0/1)	\$525,600	\$219	\$125,000	9.5	6.0%	1968
									173	\$214	\$135,736	11.2	5.2%	
									118	\$202	\$119,986	10.2	5.6%	



COMPARABLE GRID

WEST HOLLYWOOD 5+ UNITS

PRIMARY EMPHASIS

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	Address	City Name	Current Price	Sale Price	Closing Date	Days on Market	Tot Sqft	#Units	Unit Breakdown	PGI	Price per SQ FT	Price per UNIT	G R M	Cap Rate	Year Built
Active	1701 Taft St Unit#1-6	Hollywood	\$650,000			325	3189	6	5 (0/1) \$950 (2/1) \$1450	\$74,500.00	\$203.83	\$108,333	8.72	6.5%	1956
	2450 Garfield St	Hollywood	\$825,000			171	4990	5	4 (1/1) \$950 (3/2) 1450	\$63,000.00	\$165.33	\$165,000	13.10	4.4%	1957
	1601 N 17th Ave	Hollywood	\$895,000			237	2697	5	(1/1) \$1500 5 (0/1) \$1060	\$81,600.00	\$331.85	\$179,000	10.97	5.2%	1933
	923 SE 2nd Ave Unit#1-6	Hallandale	\$900,000			1,316	3157	6	Non Conforming 4Plex 4 (1/1) 2 (0/1)	\$61,000.00	\$285.08	\$150,000	14.75	3.9%	1969
	1950 TAFT STREET	Hollywood	\$1,300,000			447	4601	12	10 (0/1) 2 (1/1)		\$282.55	\$108,333		0.0%	1975
	1916 Fletcher St Unit#12	Hollywood	\$1,398,000			681	6375	12	10 (1/1) \$1192 (2/2) \$1300 (0/1) \$975	\$162,745.00	\$219.29	\$116,500	8.59	6.6%	1953
	50 SE 3rd Ave	Dania Beach	\$1,700,000			125	7,539	15	9 (0/1) \$1000 6 (1/1) \$1100	\$158,000.00	\$225.49	\$113,333	10.76	5.3%	1971
	1944 Buchanan St	Hollywood	\$1,750,000					14	5 (1/1) 5 (2/1) (3/2) 3 (0/1)	\$189,000.00		\$125,000	9.26	6.2%	1950
	1823 Dewey St	Hollywood	\$1,935,000			103	6,938	19	19 (0/1) \$995	\$210,204.00	\$278.90	\$101,842	9.21	6.2%	1951
	Closed Sale	2247 Simms St	Hollywood	\$750,000	\$725,000	10/31/2019	134	3164	7	7 (1/1) \$875	\$73,500.00	\$229.14	\$103,571	9.86	5.8%
1927 Lincoln St		Hollywood	\$850,000	\$796,000	3/27/2020	137	3888	8	3 (2/1) \$1250 5 (0/1) \$800	\$96,300.00	\$204.73	\$99,500	8.27	6.9%	1956
955 Buchanan St Unit#1-6		Hollywood	\$850,000	\$850,000	4/1/2020	41	4830	6	5 (1/1) (2/2)	\$70,000.00	\$175.98	\$141,667	12.14	4.7%	1924
1947 Buchanan St		Hollywood	\$970,000	\$860,000	3/25/2020	349	4058	8	2 (0/1) \$800 4 (1/1) \$1195 (2/1) \$1200 (3/2) \$1356	\$107,232.00	\$211.93	\$107,500	8.02	7.1%	1953
227 SE 1st St		Dania Beach	\$1,075,000	\$1,010,000	8/15/2019	165	4973	8	4 (2/1) (1/1) 3 (0/1)	\$92,100.00	\$203.10	\$126,250	10.97	5.2%	1957
2102 Wilson St		Hollywood	\$1,189,000	\$1,030,000	4/22/2020	622	5436	7	Mixed Use 6 (1/1) Comm Bay \$3000	\$110,400.00	\$189.48	\$147,143	9.33	6.1%	
2325 Taylor St Unit#1-9		Hollywood	\$1,280,000	\$1,180,000	10/4/2019	79	4236	9	8 (1/1) (2/1)	\$116,400.00	\$278.56	\$131,111	10.14	5.6%	1952
530 N 20th Ave		Hollywood	\$1,300,000	\$1,200,000	3/13/2020	214	6119	11	11 (1/1) \$975	\$121,200.00	\$196.11	\$109,091	9.90	5.8%	1957
820 S 19th AVE	Hollywood	\$1,420,000	\$1,380,000	9/20/2019	39	7860	10	8 (1/1) 2 (2/2)	\$126,000.00	\$175.57	\$138,000	10.95	5.2%	1964	
Active Listings											\$249.04	\$129,705	10.67	4.9%	
Closed Sales											\$207.18	\$122,648	9.95	5.8%	



COMPARABLE GRID

5+ UNITS EAST HOLLYWOOD

SECONDARY EMPHASIS

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