

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.

	Address	Current Price	Sale Price	Closing Date	ADOM	Tot Sqft	Sq Ft Living	#Units	Total Units	P G I	\$/SqFt	\$/Unit	G R M	Cap Rate
Active	8 Isle Of Venice Dr	\$2,075,000				24	4,187	4,187	6 (2/2) \$2275 4 (1/1); 4 Slips	\$165,000	\$495.58	\$345,833.33	12.58	4.5%
	300 Hendricks Isle	\$2,200,000				80		2,258	3 2(1) 2 (1/1); 5 Slips	\$114,000.00	\$974.31	\$733,333.33	19.30	3.0%
	230 Hendricks Isle	\$2,200,000				478	2,483	2,223	4 2 (1/1) \$1500 2 (0/1) \$1000 4 Slips	\$103,200.00	\$989.65	\$550,000	21.32	2.7%
	90 Isle Of Venice Dr	\$4,500,000				301			4 (Condo Units) 12 Apts; 7 Slips			\$1,125,000		
Closed Sale	405 HENDRICKS ISLE	\$889,000	\$570,000	8/9/2011		199	3616	3524	4 2 (2/3) \$1900; 4 slips	\$88,800.00	\$161.75	\$142,500.00	6.42	8.9%
	230 HENDRICKS ISLE	\$2,190,000	\$895,000	12/27/2012		1677	2350	2517	4 2 (2/2) 1425; 4 slips	\$76,200.00	\$355.58	\$223,750.00	11.75	4.9%
	320 HENDRICKS ISLE	\$1,299,000	\$1,100,000	5/11/2015		273	3728	3348	4 3 (2/2) \$1500; 3 slips	\$86,400.00	\$328.55	\$275,000.00	12.73	4.5%
	405 HENDRICKS ISLE	\$1,299,000	\$1,062,500	1/14/2015		114	3772	3772	4 (2/2) \$2500 (3/3) \$2800; 2 slips	\$85,200.00	\$281.68	\$265,625.00	12.47	4.6%
	121 HENDRICKS ISLE	\$1,250,000	\$1,225,000	1/29/2016		74	3022	3022	4 (3/2) \$4000 (1/1) (0/1); 3 slips	\$106,800.00		\$306,250.00	11.47	5.0%
	133 Hendricks Isle	\$1,289,000	\$1,125,000	12/31/2019		56		2400	2 2 (2/2); 3 slips	\$48,000.00	\$468.75	\$562,500.00	23.44	2.4%
	320 HENDRICKS ISLE	\$1,399,000	\$1,400,000	9/23/2015		41	3728	3348	3 3 (2/2) \$1600; 1 slip	\$67,200.00	\$418.16	\$466,666.67	20.83	2.7%
	317 HENDRICKS ISLE	\$1,500,000	\$1,450,000	9/30/2014		16	2686	2421	4 (2/1) \$2400 3 (1/1) \$1783; 8 slips	\$169,788.00	\$598.93	\$362,500.00	8.54	6.7%
	313 HENDRICKS ISLE	\$1,500,000	\$1,450,000	9/30/2014		16	4332	3963	4 (2/1) \$2400 3 (1/1) \$1783; 8 slips	\$169,788.00	\$365.88	\$362,500.00	8.54	6.7%
	369 SUNSET DR	\$1,500,000	\$1,122,000	5/12/2010		93	4620	4920	4 4 (1/1) \$1200 (3/3.5) 2 slips	\$79,200.00	\$228.05	\$280,500.00	14.17	4.0%
	230 HENDRICKS ISLE	\$1,695,000	\$1,475,000	10/30/2014		53	2433	2433	4 2 (1/1) \$1625; 4 slips	\$57,900.00	\$606.25	\$368,750.00	25.47	2.2%
	322 HENDRICKS ISLE	\$1,900,000	\$1,550,000	6/15/2015		116	4230	4688	4 3 (2/1.5) Twnhse		\$330.63	\$387,500.00		
											819.8467	\$688,542	17.73	3.4%
										\$376.75	\$333,670	14.17	4.8%	



COMPARABLE GRID

LAS OLAS FINGER ISLES 2PLEX-4PLEX SALES HISTORICAL PERSPECTIVE

PRIMARY EMPHASIS

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Address	City Name	Current Price	Sale Price	Closing Date	ADOM	Adj SF	#Units	Total Units	P G I	\$/SqFt	\$/Unit	G R M	Cqap Rate	Year Built	H20
1021 NE 24th Ave	Pompano B	\$1,190,000			299		8	7 (2/1) (1/1)	\$108,000		\$148,750	11.02		1979	No
4549 Bougainvilla Dr Unit#1-7	Lauderdale	\$1,595,000			186	3049	9	3 (1/1) 5 (0/1)	\$158,100	\$523.12	\$177,222	10.09	5.6%	1970	No
1301 NE 16th Ter Unit#1-9 & 1-5	Fort Lauder	\$2,299,000			46	5598	14	11 (1/1) 3 (2/2)		\$410.68	\$164,214			1949	No
2510 - 2522 NE 11th Ct	Fort Lauder	\$2,375,000			31	3,289	10			\$722.10	\$237,500			1952	No
3861-3875 NE 22nd Way	Lighthouse I	\$6,250,000			2	3272	8	8 (3/2.5)	\$384,000		\$781,250	16.28	3.5%	2009	No
1107 NE 1 St	Fort Lauder	\$1,397,000			62	4,671	6	3 (1/1) \$1212 2 (2/2) 1485 (3/2) \$3000	\$115,272	\$299.08	\$232,833	12.12	4.7%	1948	No
3009 Seville Street Unit#6	Fort Lauder	\$1,778,000			48	3329	6	2 (0/1) 1250 2 (1/1) \$1500 2 (2/1) \$1875		\$534.09	\$296,333			1962	No
315 SE 23rd Ave Unit#1-5	Pompano B	\$1,395,000	\$1,000,000	11/14/2019	118	6,061	5	(1/1) 2 (2/1) (3/3)		\$164.99	\$200,000			1980	No
1311 Bayview Dr	Fort Lauder	\$1,295,000	\$1,100,000	7/8/2020	65	4,637	5	5 (1/1)		\$237.22	\$220,000			1956	No
1044 NE 8th Ave	Fort Lauder	\$1,399,900	\$1,150,000	8/13/2020	223	5,167	11	8 (1/1) 2 (0/1) (2/1)		\$222.57	\$104,545			1985	No
1208 NE 14th Ave	Fort Lauder	\$1,190,000	\$1,200,000	8/21/2019	96	2,144	8	(2/1) 2 (1/1) 4 (0/1)	\$106,236	\$559.70	\$150,000	11.30	5.0%	1949	No
2625 NE 13th Ct Unit#1-8	Fort Lauder	\$1,300,000	\$1,200,000	7/7/2020	217	3,806	8	6 (0/1) 2 (2/1)		\$315.29	\$150,000			1985	No
1101 NE 18th Ave	Fort Lauder	\$1,750,000	\$1,600,000	3/5/2020	125	5,537	10	8 (1/1) \$1050 2 (2/1) \$1400	\$134,040	\$288.97	\$160,000	11.94	4.8%	1975	No
10 Hendricks Isle	Fort Lauder	\$6,450,000	\$4,800,000	7/31/2020	316	7704	19	13 (1/1) 4 (2/2) 2 (0/1)	\$339,474			14.14	4.0%	1966	Yes
141 Isle Of Venice Dr Unit#1-9	Fort Lauder	\$3,700,000	\$2,900,000	11/21/2019	155	7756	9	4 (2/2) 5 (1/1); 9 Slips	\$266,400	\$477.05	\$322,222	\$11	5.2%	1980	Yes
										\$497.82	\$314,892	12.83	4.6%		
										\$323.68	\$186,681	12.06	4.8%		



COMPARABLE GRID

FORT LAUDERDALE 5+
SECONDARY EMPHASIS

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Active

1034-1044 NE 18th Ave	Fort Lauderdale	5,395,000	\$5,395,000			40,000	134.88		9	\$599,444	
116 S Riverside Dr	Pompano Beach	5,150,000	\$5,150,000			18,800	273.94	23522	22	\$234,090	
1501-1505 SE 2nd Ct	Fort Lauderdale	3,000,000	\$3,000,000			7,010	427.96	10890	13	\$230,769	5.38
1505 SE 2nd St	Fort Lauderdale	2,650,000	\$2,650,000			6,774	391.20	8712	3	\$883,333	4.50
8 Isle of Venice Dr	Fort Lauderdale	2,075,000	\$2,075,000			4,187	495.58	7200	6	\$345,833	
2710 NE 8th Ave (4 Proper	Wilton Manors	2,061,250	\$2,061,250			10,212	201.85	5286	9	\$229,027	4.50
3009 Seville St	Fort Lauderdale	1,778,000	\$1,778,000			3,290	540.43	4791	6	\$296,333	4.86
2732 NE 15th St	Fort Lauderdale	1,600,000	\$1,600,000			3,381	473.23	12632	4	\$400,000	
4549 Bougainvilla Dr	Lauderdale By Tl	1,595,000	\$1,595,000			3,023	527.62	6098	7	\$227,857	6.10
1107 NE 1st St	Fort Lauderdale	1,397,000	\$1,397,000			4,671	299.08	10018	6	\$232,833	
1628-1630 NE 4th Pl	Fort Lauderdale	995,000	\$995,000			3,160	314.87	9583	4	\$248,750	
904 SE 12th Ct	Fort Lauderdale	899,000	\$899,000			3,931	228.70	9147	4	\$224,750	
500 Hendricks Is	Fort Lauderdale	2,500,000	\$2,400,000	8/7/2020	8/10/2020	4,500	533.33	15681	5	\$480,000	
1317 NE 6th St	Fort Lauderdale		\$520,000	8/3/2020	8/3/2020	3,259	159.56	3310	1	\$520,000	
10 Hendricks Is	Fort Lauderdale	6,450,000	\$4,800,000	7/31/2020	8/5/2020	15,680	306.12	30056	19	\$252,631	5.00
2740 NE 15th St	Fort Lauderdale	2,148,900	\$1,678,750	7/22/2020		4,512	372.06	12632	4	\$419,687	
1605 E Broward Blvd	Fort Lauderdale		\$1,300,000	7/15/2020		3,432	378.79	5000	6	\$216,666	4.38
1311 Bayview Dr	Fort Lauderdale	1,295,000	\$1,100,000	7/15/2020	7/10/2020	3,140	350.32	13503	5	\$220,000	
2625 NE 13th Ct	Fort Lauderdale		\$1,200,000	7/7/2020	7/8/2020	3,780	317.46	13503	6	\$200,000	7.81
401 Hibiscus Ave	Pompano Beach		\$807,500	3/18/2020	3/19/2020	2,700	299.07	7840	4	\$201,875	6.50
86 Isle Of Venice Dr (Part c	Fort Lauderdale		\$1,800,000	3/14/2020		4,690	383.80	7405	6	\$300,000	
820 N Victoria Park Rd (Pal	Fort Lauderdale		\$1,025,000	3/14/2020		2,653	386.36	6751	5	\$205,000	
4220 Sea Grape Dr	Lauderdale By The Sea		\$1,260,000	3/9/2020	3/10/2020	4,515	279.07	12632	4	\$315,000	7.10
912-918 NE 15th Ave (Part	Fort Lauderdale		\$4,200,000	3/6/2020	3/12/2020	11,926	352.17	16988	16	\$262,500	
1606-1612 NE 2nd Ct (Part	Fort Lauderdale		\$1,077,765	3/6/2020	3/12/2020	7,650	140.88	7649	4	\$269,441	
207 SE 10th Ter (Part of Pc	Fort Lauderdale		\$1,005,491	3/6/2020	3/12/2020	7,137	140.88	7135	4	\$251,372	
111 Isle Of Venice Dr	Fort Lauderdale	3,300,000	\$2,926,000	3/1/2020	3/16/2020	6,605	443.00	14374	5	\$585,200	
1403 SE 2nd St	Fort Lauderdale	949,000	\$900,000	2/7/2020	2/10/2020	3,170	283.91	7426	3	\$300,000	
4601-4605 Poinciana St	Lauderdale By The Sea		\$1,075,000	2/2/2020	2/14/2020	3,038	353.85	5375	4	\$268,750	5.00
1505 NE 5th Ct	Fort Lauderdale		\$1,300,000	1/21/2020	1/23/2020	4,990	260.52	6098	4	\$325,000	
1317 NE 6th St	Fort Lauderdale		\$437,200	1/9/2020	1/24/2020	3,259	134.15	3310	1	\$437,200	
2732 NE 15th St	Fort Lauderdale	1,400,000	\$1,225,000	11/20/2019	11/20/2019	3,381	362.32	12632	4	\$306,250	6.62
315 SE 23rd Ave	Pompano Beach	1,250,000	\$1,000,000	11/16/2019	11/19/2019	6,784	147.41	13068	5	\$200,000	

Sold

389.03 \$385,875 5.07
292.59 \$302,829 6.06



COMPARABLE GRID

PRIMARY EMPHASIS

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