



Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$650,000 and \$850,000

4,775 to 20,471 Square Feet

\$39.03 to \$140.31 per Square Foot

\$128.80 per Sold Square Foot

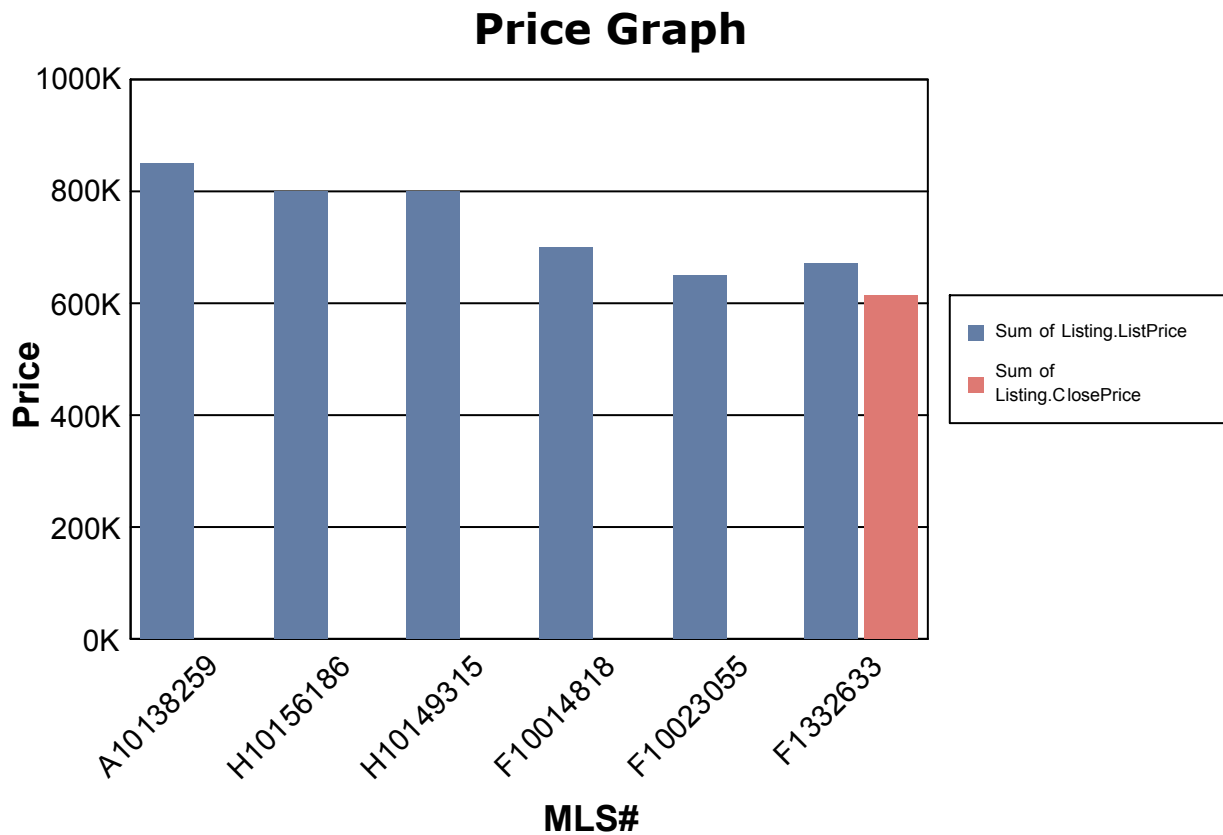
Year Built between 1943 and 1974 years





List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price
F10023055		3813 SW 13th Ct	Fort Lauderdale			0.0	\$650,000
F10014818		301 SW 9th Ave	Fort Lauderdale			0.0	\$699,000
H10149315		3900 SW 51st St #1-8	Fort Lauderdale	20,471			\$799,000
H10156186		923 SE 2nd Ave #1-6	Hallandale	9,906			\$800,000
A10138259		19391947 Cleveland St	Hollywood				\$850,000
Averages:				15,189		0.0	\$759,600

Status: Closed Sale

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price
F1332633	03/31/2016	1936 JACKSON ST	Hollywood	4,775		0.0	\$615,000
Averages:				4,775		0.0	\$615,000

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High
ACTIVE	5	\$759,600	\$115.07	\$799,000	\$650,000	\$850,000
BKUP CL LA						
CANCELLED						
CLOSED SALE	1	\$615,000	\$128.80	\$615,000	\$615,000	\$615,000
PENDING SALE						
TERMINATED						
RENTED						
TEMP OFF MRKT						
WITHDRWN						
EXPIRED						
Total	6	\$735,500	\$118.50	\$749,000	\$615,000	\$850,000



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

3813 SW 13th Ct



MLS #: **F10023055** Status: **A** Beds: L Price: **\$650,000**
Cnt/City: **Broward County** Baths:
Age: **1974**
Parking: **Common Parking**
Rmks: **RARE to Market 8 Legal Units comprised of all 2 Bedroom 1 Baths. Little to no deferred maintenance. Rents can be raised to market of \$1100-\$1300. Currently multi-year tenants all on Leases with deposits. Income and Expense will be sent upon request. Inspections upon accepted contract.**
Direct: **Davie Blvd East of 441.**

301 SW 9th Ave



MLS #: **F10014818** Status: **A** Beds: L Price: **\$699,000**
Cnt/City: **Broward County** Baths:
Age: **1955**
Parking: **Common Parking**
Rmks: **Great location for this two building property located on a large 12.500 square foot corner lot. Fully leased units with tenants all on a month to month basis with no leases, property is zoned RML-25. Keep as is and update units or take it down doing new development. Great area for redevelopment with good access to everything. Configured as four 1/1 units and two efficiencies, one room is an efficiency used as a storage room. One efficiency unit pays no rent in exchange for work**
Direct: **corner of SW 9 Ave and SW 3 Street. Can not get to property off of Broward**

3900 SW 51st St #1-8



MLS #: **H10149315** Status: **A** Beds: L Price: **\$799,000**
Cnt/City: **Broward County** Baths: **0**
Age: **1972**
Parking: **Free Parking**
Rmks: **corner lot- two buildings 3900 and 3910. Minutes to Hard Rock Casino, Minutes to turnpike and I-595. Most units have large square footage and have long term tenants. Courtyard entrance, Laundry on site.plenty of parking. No sign on property. Cap rate 8. 7%. All units have central air. Roof replaced 2005. Building pass 40 year recertification. Being sold As Is. contact agent to show**
Direct: **SOUTH OF GRIFFIN ON SW 40 AVE TO 51 ST, MAKE LEFT TILL END OF ROAD ON RIGHT**



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

923 SE 2nd Ave #1-6



MLS #: **H10156186** Status: **A** Beds: L Price: **\$800,000**
Cnt/City: **Broward County** Baths: **0**
Age: **1969**
Parking: **Common Parking**
Rmks: **Booming and developing area directly across from Gulfstream Park. This corner lot, remodeled and fully occupied, 6 unit income property is a rare find in this sought after area of growth and expansion 4 1/1 and 2 effis**
Direct: **us -1 to se 9st west to 2nd av left to property**

19391947 Cleveland St



MLS #: **A10138259** Status: **A** Beds: L Price: **\$850,000**
Cnt/City: **Broward County** Baths: **0**
Age: **1952**
Parking: **Common Parking, Shared Parking**
Rmks: **OWNER FINANCING, LOW DOWN, 5% INTEREST! OWNER RETIRING & MOVING TO HAWAII! 6 APARTMENTS TOTAL + GARAGE. 4 UNIT BUILDING + DUPLEX + 3 CAR GARAGE. TERRIFIC MONEY MAKER, CONSISTENT TENANTS. INCOME FROM 3 GARAGE SPACES...\$100 EACH PER MONTH. \$65,583 NOI, 7. 72% CAP. GREAT LOCATION JUST WEST OF US1--ADJACENT NEW HOLLYWOOD CHARTER SCHOOL (AVANTE GARDE). LAND TO BUILD MORE UNITS INCLUDED. DUPLEX ACROSS THE STREET (1944 CLEVELAND) CAN ALSO BE PURCHASED AS A PACKAGE (SEE MLS# A10138240).**
Direct: **TAFT STREET EAST OF DIXIE TO N 21 AVE. GO SOUTH ON 21 AVE TO CLEVELAND ST, AND MAKE A LEFT (EAST). TWO FOLIOS: 514210040010, 514210040020**

Closed Sale Properties

1936 JACKSON ST



MLS #: **F1332633** Status: **CS** Beds: L Price: **\$669,999**
Cnt/City: **Broward County** Baths: **\$615,000**
Age: **1943** **3/31/2016**
Parking: **Assigned Parking, Common Parking, Street Parking**
Rmks: **Beautifully maintained and fully rented 7 units in Downtown Hollywood. Property is legally a 3 plex and a 4 plex sharing a common courtyard. Property is beautifully maintained and always fully occupied. Rents are great and there is even room for increase. All tenants under lease. Previous owner is holding a mortgage and he is willing to continue to do so for the new buyer. Don't miss this great opportunity to own a piece of paradise.**
Direct: **DOWNTOWN HOLLYWOOD 3 BLOCKS SOUTH OF HOLLYWOOD BLVD**



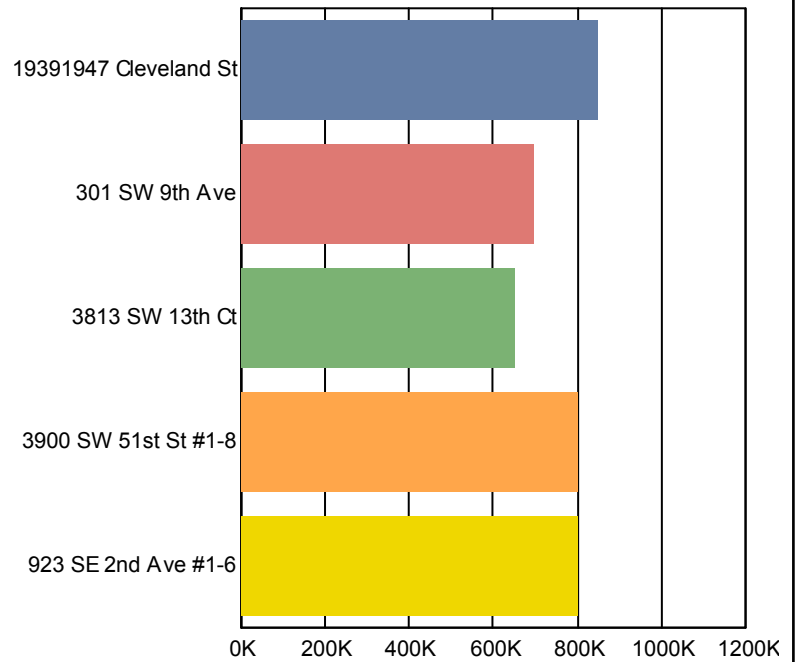


CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	5
Lowest Price	\$650,000
Highest Price	\$850,000
Average Price	\$759,600
Avg. Price/SqFt	\$59.90





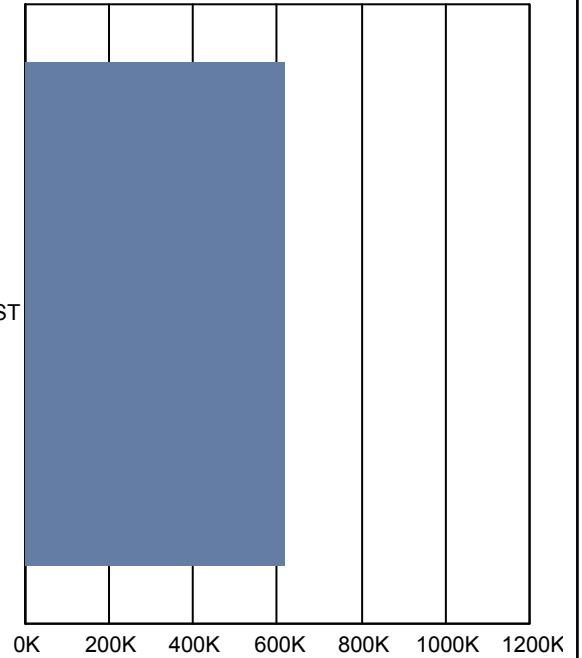
CMA Pro Report

These pages give a general overview of the selected properties.

Closed Sale Properties

Total # of Listings	1
Lowest Price	\$615,000
Highest Price	\$615,000
Average Price	\$615,000
Avg. Price/SqFt	\$128.80

1936 JACKSON ST

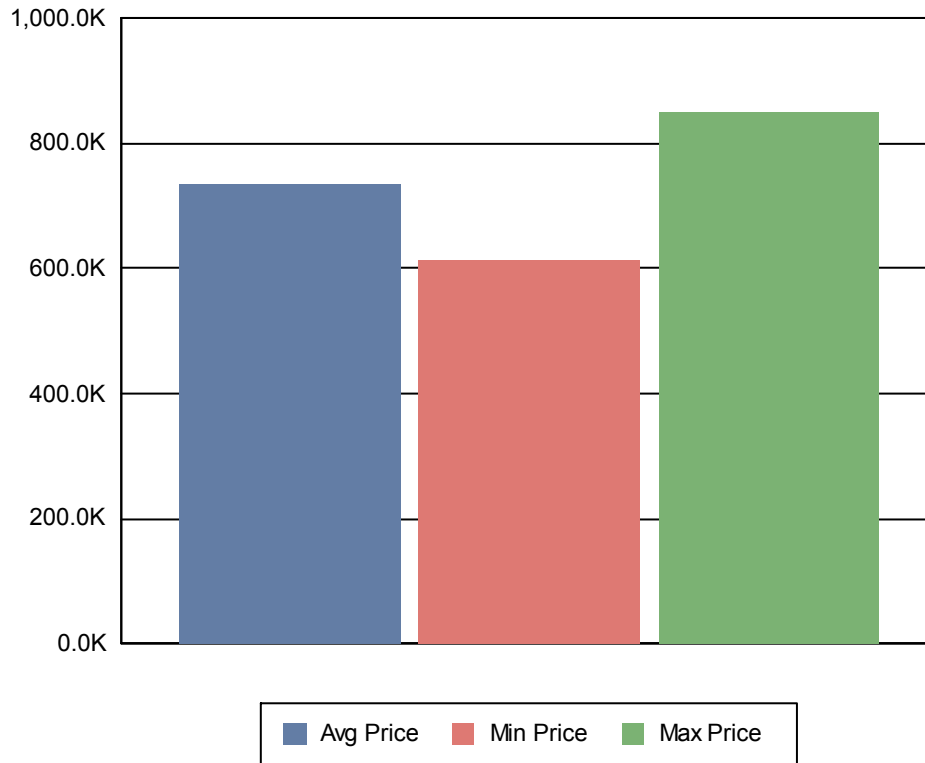




CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$650,000	\$850,000	\$759,600	\$115.07
Closed Sale	\$615,000	\$615,000	\$615,000	\$128.80
Totals / Averages	\$615,000	\$850,000	\$735,500	\$118.50

Sold Property Analysis

Address	List Price	Sold Price	%SP/LP	SP/Sqft
Total Averages				

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date
Active							
ACT	3813 SW 13th Ct				\$650,000		
ACT	301 SW 9th Ave				\$699,000		
ACT	3900 SW 51st St #1-8		0	20,471	\$799,000		





CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date
ACT	923 SE 2nd Ave #1-6		0	9,906	\$800,000		
ACT	19391947 Cleveland St		0		\$850,000		
Closed Sale							
CSALE	1936 JACKSON ST			4,775	\$669,999	\$615,000	03/31/2016





Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .





Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Bds	Bth	Sqft Tot	Acres	List Date	DOM
3813 SW 13th Ct	\$650,000						74
301 SW 9th Ave	\$699,000						116
3900 SW 51st St #1-8	\$799,000			20,471			21
923 SE 2nd Ave #1-6	\$800,000			9,906			9
19391947 Cleveland St	\$850,000						49
Averages:	\$759,600		0.0	15,189			54

Closed Sale Listings

Address	Price	Bds	Bth	Sqft Tot	Acres	Sale Date	DOM
1936 JACKSON ST	\$615,000			4,775		03/31/2016	384
Averages:	\$615,000			4,775			384

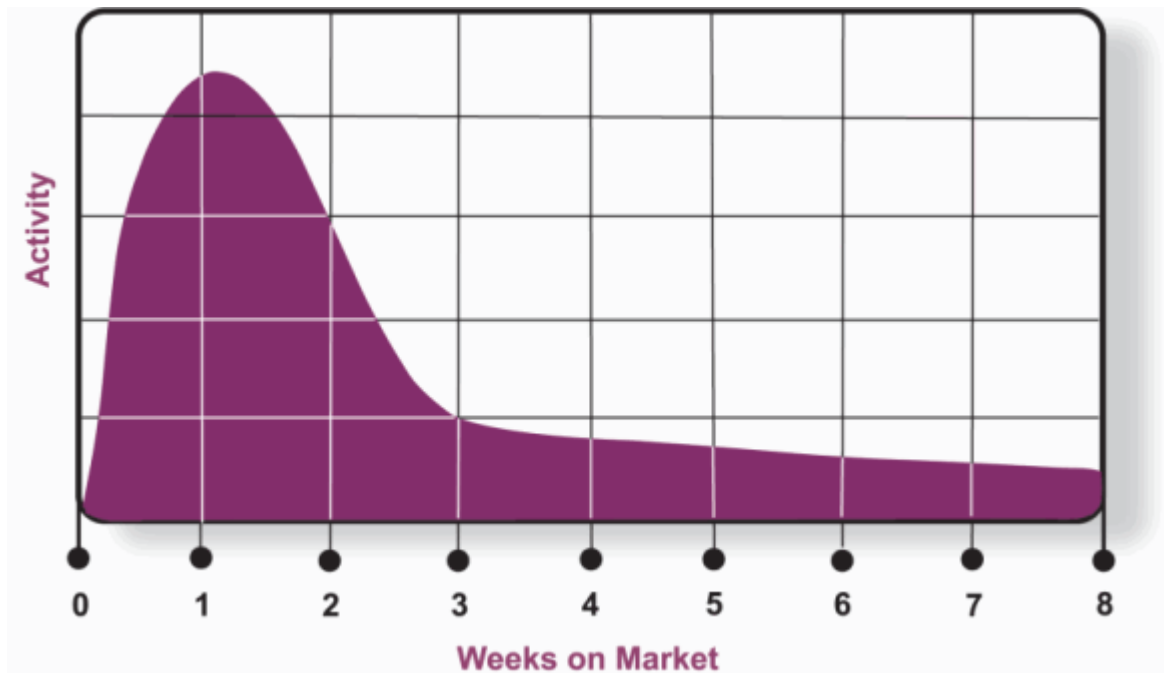
	Low	Median	Average	High	Count
Comparable Price	\$615,000	\$749,000	\$735,500	\$850,000	6
Adjusted Comparable Price	\$615,000	\$749,000	\$735,500	\$850,000	6





Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.



The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.

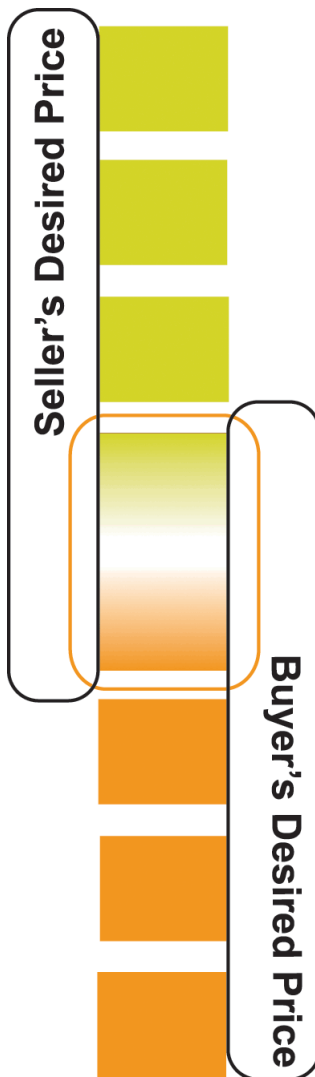


This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.



Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

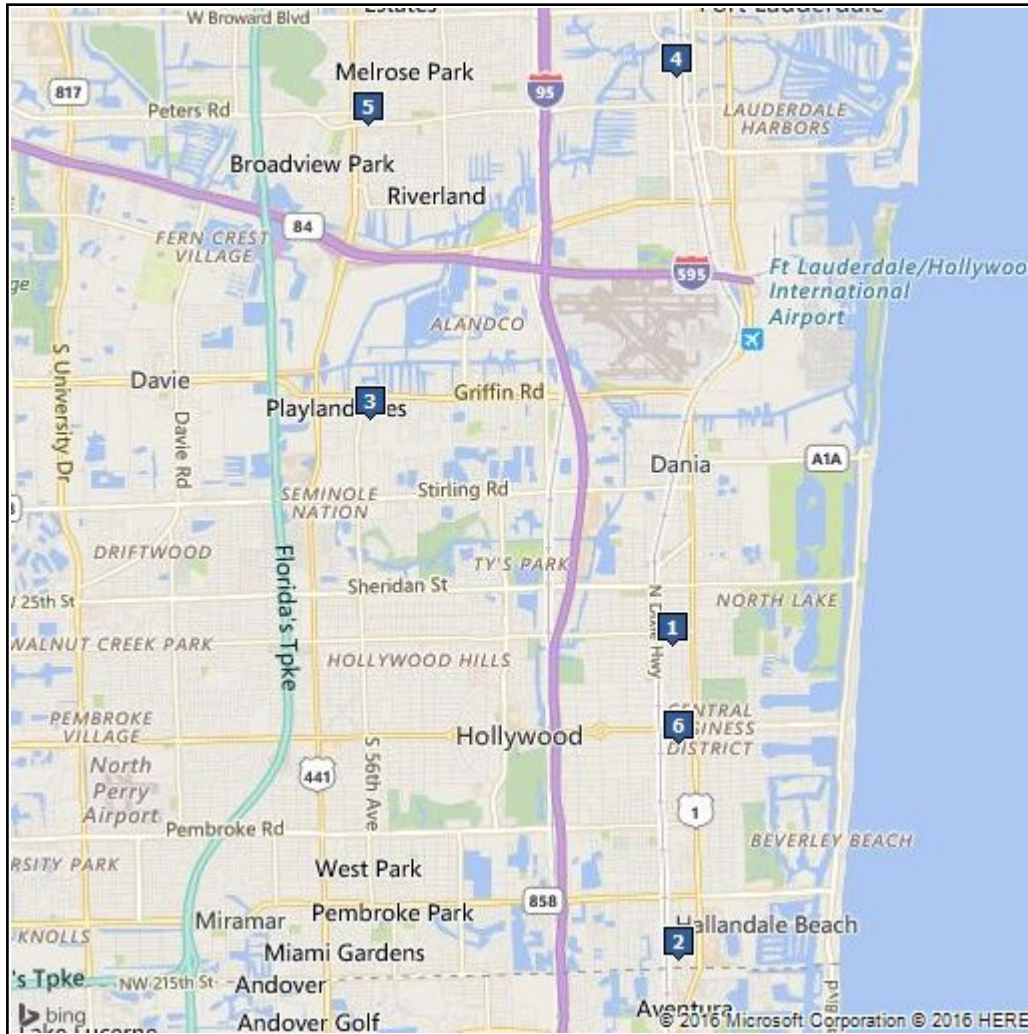
Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.



CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 19391947 Cleveland St
- 2 1-6-923 2Nd Ave Se
- 3 1-8-3900 51St St Sw
- 4 301 9Th Ave Sw
- 5 3813 13Th Ct Sw
- 6 1936 Jackson St

