



## 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 \$170,000 and \$800,000

0.00 Total Bathrooms

100 to 93,329 Square Feet

\$8.57 to \$1,800.00 per Square Foot

\$6.03 to \$1,800.00 per Sold Square Foot





## 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
F10026523		396 NW 41st St	Oakland Park			0.0	\$170,000
F10004824		842 SW 2nd St	Fort Lauderdale			0.0	\$575,000
F10004107		614 E Atlantic Blvd	Pompano Beach			0.0	\$595,000
A10083547		3050 NW 68th St	Fort Lauderdale	39,721			\$650,000
<b>Averages:</b>				<b>39,721</b>		<b>0.0</b>	<b>\$497,500</b>

### Status: Closed Sale

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price
F10013615	09/23/2016	NW 28th Ct	Coral Springs			0.0	\$169,000
A2203453	12/18/2015	1204 N 24 AV	Hollywood	100			\$180,000
A2139795	03/22/2016	2447 VAN BUREN ST	Hollywood	19,750			\$400,000
F1366066	06/15/2016	625 NW 1ST AVE	Fort Lauderdale	23,621		0.0	\$415,000
F1351713	11/20/2015	531 SW 3 AVE	Deerfield Beach	93,329			\$562,500
F1315396	12/16/2015	808 NE 17TH AVE	Fort Lauderdale	13,500			\$650,000
A2185632	03/31/2016	497 NW 42 ST	Oakland Park				\$689,900
<b>Averages:</b>				<b>30,060</b>		<b>0.0</b>	<b>\$438,057</b>

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High
ACTIVE	4	\$497,500	\$35.07	\$585,000	\$170,000	\$650,000
BKUP CL LA						
CANCELLED						
CLOSED SALE	7	\$438,057	\$10.38	\$415,000	\$169,000	\$689,900
PENDING SALE						
TERMINATED						
RENTED						
TEMP OFF MRKT						
WITHDRWN						
EXPIRED						
<b>Total</b>	<b>11</b>	<b>\$459,673</b>	<b>\$28.90</b>	<b>\$562,500</b>	<b>\$169,000</b>	<b>\$689,900</b>



## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 396 NW 41st St



MLS #: **F10026523** Status: **A** Beds: L Price: **\$170,000**  
Cnt/City: **Broward County** Baths:  
Age:

Parking:

Rmks: **13,690 SQFT VACANT LOT 100' FRONT BY 136' DEEP. ZONED RM-16 ALLOWING TO BUILD UP TO 5 UNITS FOR MULTIFAMILY, TOWNHOMES, APARTMENT BUILDING, ETC. SINGLE FAMILY HOMES MAY BE ALLOWED TO BUILD, NUMBER OF UNITS TO BE DETERMINED BY CITY OF OAKLAND PARK. LARGE TOWNHOME DEVELOPMENT BEING BUILT IN CLOSE PROXIMITY TO THIS LOCATION, GREAT LOCATION - GREAT INVESTMENT IN UP COMING CITY OF OAKLAND PARK!! DRIVE BY AND SEE!!**

#### 842 SW 2nd St



MLS #: **F10004824** Status: **A** Beds: L Price: **\$575,000**  
Cnt/City: **Broward County** Baths:  
Age:

Parking:

Rmks: **Residential Income 6-1 bedroom units. Rent roll month to month. Downtown Fort Lauderdale walking distance to River Front and Las Olas. Tenants month to month**

Direct: **Broward Blvd to (Ave of the Arts) or 7th Ave South to SW 2nd Street to building on left**

#### 614 E Atlantic Blvd



MLS #: **F10004107** Status: **A** Beds: L Price: **\$595,000**  
Cnt/City: **Broward County** Baths:  
Age:

Parking:

Rmks: **Large 33,000 sq ft commercial lot zoned B-1. Property has many intended uses.....100x330 .....Rear of property is RM-20. Please note current structure in front of property needs demo....**

Direct: **Atlantic Blvd east of I-95, on south side of road. Look for sign.**

#### 3050 NW 68th St



MLS #: **A10083547** Status: **A** Beds: L Price: **\$650,000**  
Cnt/City: **Broward County** Baths: **0**  
Age:

Parking:

Rmks: **Outstanding Waterfront (canal) Townhome or Single Family Home Development Opportunity. Located just east of the intersection of NW 31st Avenue and 68th Street in an area boasting many townhomes. Zoned RMH-25 (City of Fort Lauderdale)**



## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Sale Properties

#### NW 28th Ct



MLS #: **F10013615** Status: **CS** Beds: L Price: **\$180,000**  
Cnt/City: **Broward County** Baths: **\$169,000**  
Age: **9/23/2016**  
Parking:  
Rmks: **Coral Springs has been named one of the nations safest City to live by Money magazine**  
**Zoned for medium density ,this is one of the very few vacant land in Coral Springs**  
**Across from Mullins Park, Coral Springs for the Arts, Safety Complex**  
**Located in much desired Coral Springs school system**  
Direct: **Corner of Coral Spring Drive and NW 28 CT across from Coral Springs center for the Arts**

#### 1204 N 24 AV



MLS #: **A2203453** Status: **CS** Beds: L Price: **\$180,000**  
Cnt/City: **Broward County** Baths: **0** **\$180,000**  
Age: **1942** **12/18/2015**  
Parking:  
Rmks:

#### 2447 VAN BUREN ST



MLS #: **A2139795** Status: **CS** Beds: L Price: **\$460,000**  
Cnt/City: **Broward County** Baths: **0** **\$400,000**  
Age: **3/22/2016**  
Parking:  
Rmks: **BROADWALK town homes residential development investment located in the heart of Hollywood, FL! The site design features (2) 3/3.5 units w/ bonus room that can be used as an office/entertainment area in addition to the (8) 2/2.5 units. Each unit will also feature a 2 car garage, rooftop terrace, and exterior patio on the ground floor. The site plan meets the City of Hollywood's property zone classification requirements. Highly desired location just mins from Ft Lauderdale, beaches, and Downtown Hollywood.**  
Direct: **I-95 EXIT HOLLYWOOD BLVD. EAST TO CITY HALL CIRCLE, EAST ON VAN BUREN STREET**



## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Sale Properties

#### 625 NW 1ST AVE



MLS #: **F1366066** Status: **CS** Beds: L Price: **\$429,000**  
Cnt/City: **Broward County** Baths: **\$415,000**  
Age: **6/15/2016**

Parking:

Rmks: **Offering is 625-633 NW 1 Avenue. 23,621 Sq. Ft. of RMM-25 land located 7 +/- blocks from the center of downtown Fort Lauderdale. 2 +/- blocks from proposed "WAVE" route. Townhouses adjacent on North & West sides. The offering consists of 4 adjacent legal parcels. Folio #'s: 494234076360, 494234076350, 494234076340, 494234076330. Seller will consider financing a creditworthy Buyer. Architect proposes 9 +/- units. Of course, subject to Buyer's determination.**

Direct: **FROM THE INTERSECTION OF BROWARD BLVD. AND ANDREWS AVENUE GO NORTH ON ANDREWS AVENUE. GO WEST ON NW 7 STREET. GO 1 BLOCK TO NW 1 AVENUE AND TURN LEFT AND GO TO PROPERTY. SIGNS ON THE PROPERTY.**

#### 531 SW 3 AVE



MLS #: **F1351713** Status: **CS** Beds: L Price: **\$800,000**  
Cnt/City: **Broward County** Baths: **0** **\$562,500**  
Age: **11/20/2015**

Parking:

Rmks: **Fire Sale! reduced for quick closing. Great vacant lot with potential to build 32 townhomes on 2.3 acres. Situated next to 14 acres of city park and preserve. Just minutes to the beach! Seller must sell!**

Direct: **FEDERAL TO 10TH WEST TO 3RD NORTH TO PROPERTY ON THE LEFT**

#### 808 NE 17TH AVE



MLS #: **F1315396** Status: **CS** Beds: L Price: **\$675,000**  
Cnt/City: **Broward County** Baths: **0** **\$650,000**  
Age: **1946** **12/16/2015**

Parking:

Rmks: **PROPERTY HAS 4 TEAR-DOWN BUILDINGS ON PREMISES. ZONED MULTI-FAMILY IN VICTORIA PARK! BUILD TOWNHOMES - CALL NOW! See survey in attachments**





## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Sale Properties

#### 497 NW 42 ST



MLS #: **A2185632**      Status: **CS**  
Cnt/City: **Broward County**

Beds:                      L Price: **\$689,900**  
Baths: **0**                      **\$689,900**  
Age: **1969**                      **3/31/2016**

Parking:

Rmks: **This is a fantastic investment. This could be converted to individual units for sale with an est. \$200-300K profit. If you seek to keep the property long term, it also boasts an amazing up to 15% cap rate! Est annual appreciation in this area is on avg 13 -20%. Its one of the few areas in South Florida that boast great resale value and great cap rate. Seller will consider all reasonable offers.**



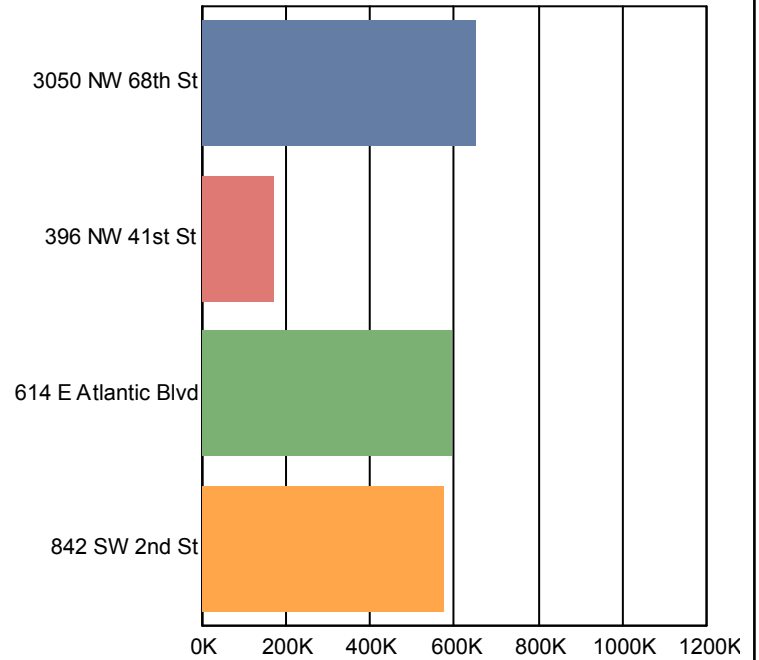


## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>4</b>
Lowest Price	<b>\$170,000</b>
Highest Price	<b>\$650,000</b>
Average Price	<b>\$497,500</b>
Avg. Price/SqFt	<b>\$16.36</b>



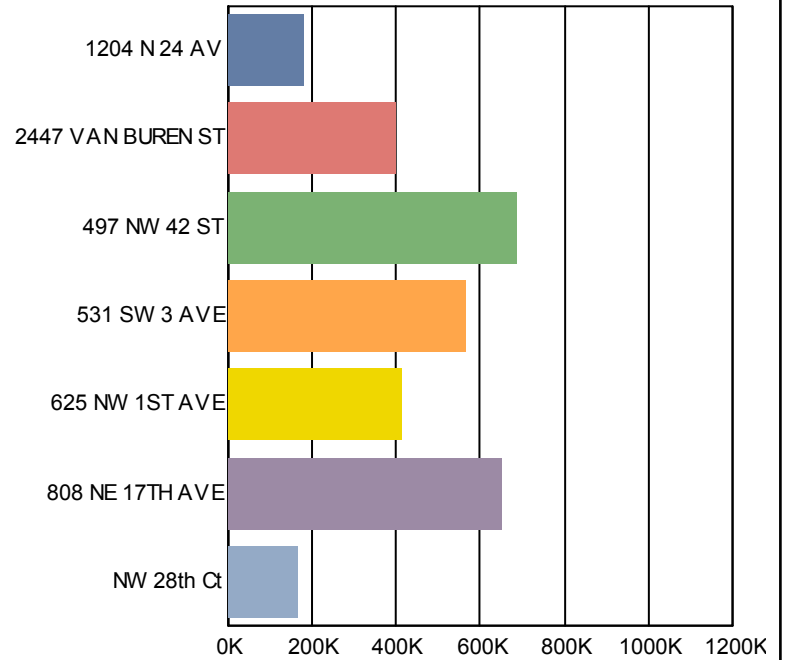


## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Sale Properties

Total # of Listings	<b>7</b>
Lowest Price	<b>\$169,000</b>
Highest Price	<b>\$689,900</b>
Average Price	<b>\$438,057</b>
Avg. Price/SqFt	<b>\$378.40</b>

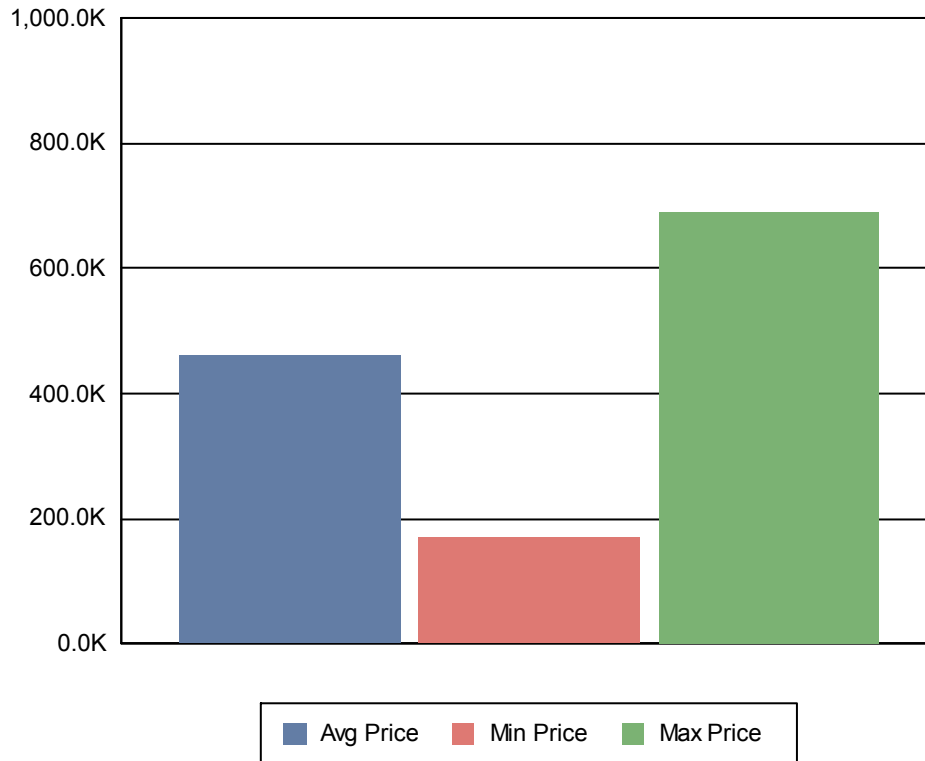




## CMA Pro Report

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	\$170,000	\$650,000	\$497,500	\$35.07
Closed Sale	\$169,000	\$689,900	\$438,057	\$10.38
<b>Totals / Averages</b>	<b>\$169,000</b>	<b>\$689,900</b>	<b>\$459,673</b>	<b>\$28.90</b>

### Sold Property Analysis

Address	List Price	Sold Price	%SP/LP	SP/Sqft
<b>Total Averages</b>				

### Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date
<b>Active</b>							
ACT	396 NW 41st St				\$170,000		
ACT	842 SW 2nd St				\$575,000		
ACT	614 E Atlantic Blvd				\$595,000		





## 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	3050 NW 68th St		0	39,721	\$650,000		

### Closed Sale

CSALE	NW 28th Ct				\$180,000	\$169,000	09/23/2016
CSALE	1204 N 24 AV		0	100	\$180,000	\$180,000	12/18/2015
CSALE	2447 VAN BUREN ST		0	19,750	\$460,000	\$400,000	03/22/2016
CSALE	625 NW 1ST AVE			23,621	\$429,000	\$415,000	06/15/2016
CSALE	531 SW 3 AVE		0	93,329	\$800,000	\$562,500	11/20/2015
CSALE	808 NE 17TH AVE		0	13,500	\$675,000	\$650,000	12/16/2015
CSALE	497 NW 42 ST		0		\$689,900	\$689,900	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
396 NW 41st St	\$170,000				0.310		51
842 SW 2nd St	\$575,000				1.000		185
614 E Atlantic Blvd	\$595,000				1.000		190
3050 NW 68th St	\$650,000			39,721	0.910		145
<b>Averages:</b>	<b>\$497,500</b>		<b>0.0</b>	<b>39,721</b>	<b>0.805</b>		<b>143</b>

### Closed Sale Listings

Address	Price	Bds	Bth	Sqft Tot	Acres	Sale Date	DOM
NW 28th Ct	\$169,000				0.370	09/23/2016	128
1204 N 24 AV	\$180,000			100	150.000	12/18/2015	109
2447 VAN BUREN ST	\$400,000			19,750	0.450	03/22/2016	263
625 NW 1ST AVE	\$415,000			23,621	0.540	06/15/2016	191
531 SW 3 AVE	\$562,500			93,329	2.300	11/20/2015	34
808 NE 17TH AVE	\$650,000			13,500	1.000	12/16/2015	346
497 NW 42 ST	\$689,900				0.340	03/31/2016	174
<b>Averages:</b>	<b>\$438,057</b>		<b>0.0</b>	<b>30,060</b>	<b>22.143</b>		<b>178</b>

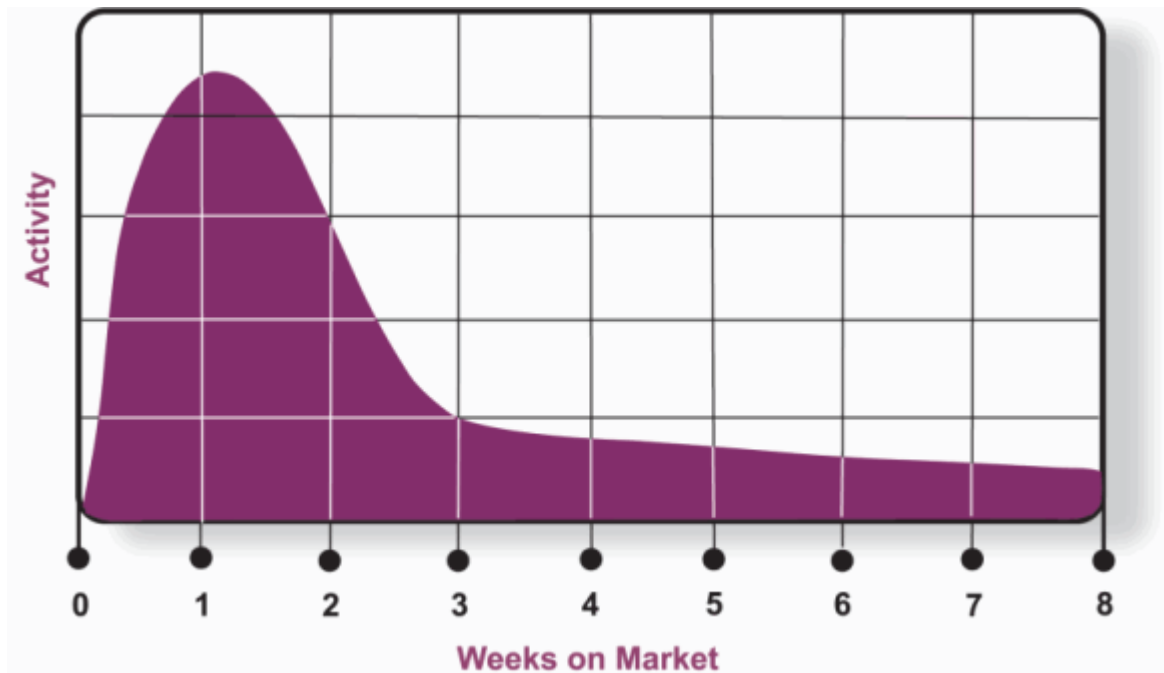
	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$169,000	\$562,500	\$459,673	\$689,900	11
<b>Adjusted Comparable Price</b>	\$169,000	\$562,500	\$459,673	\$689,900	11





## Activity vs. Timing

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

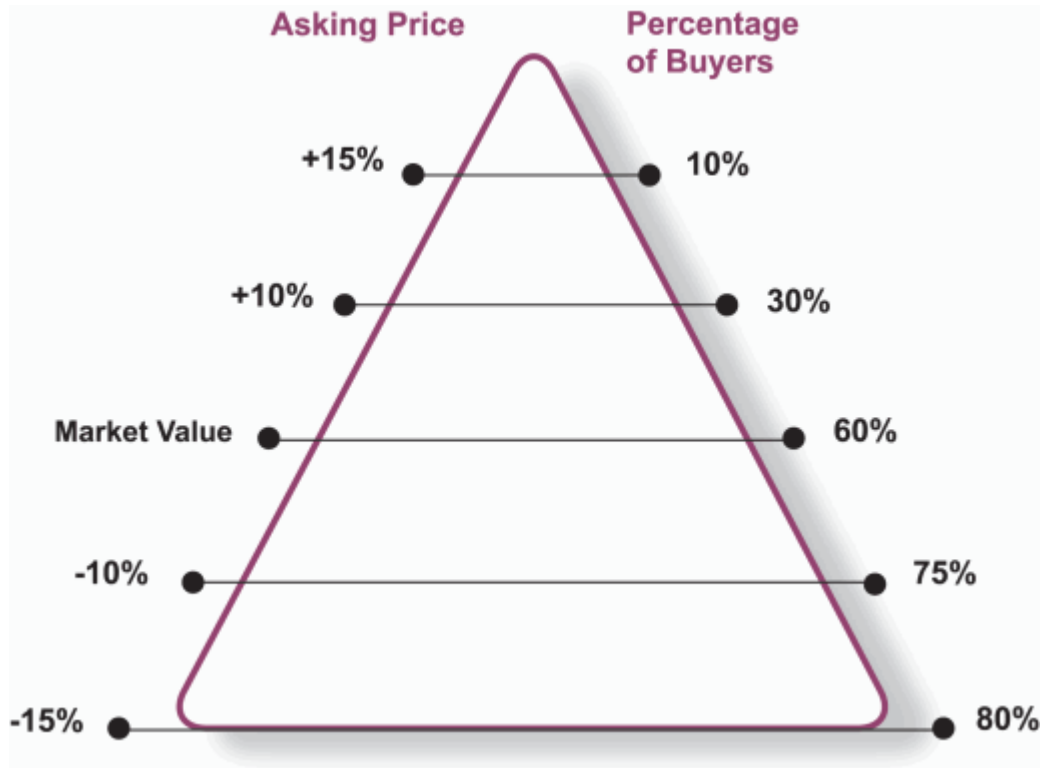


This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important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

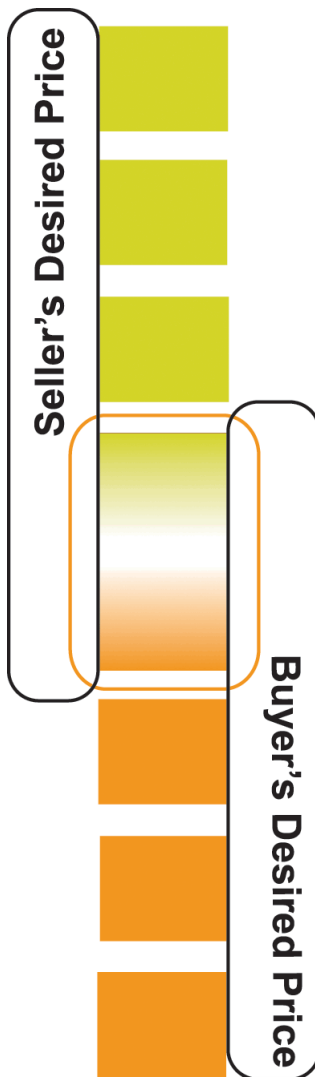


This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger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

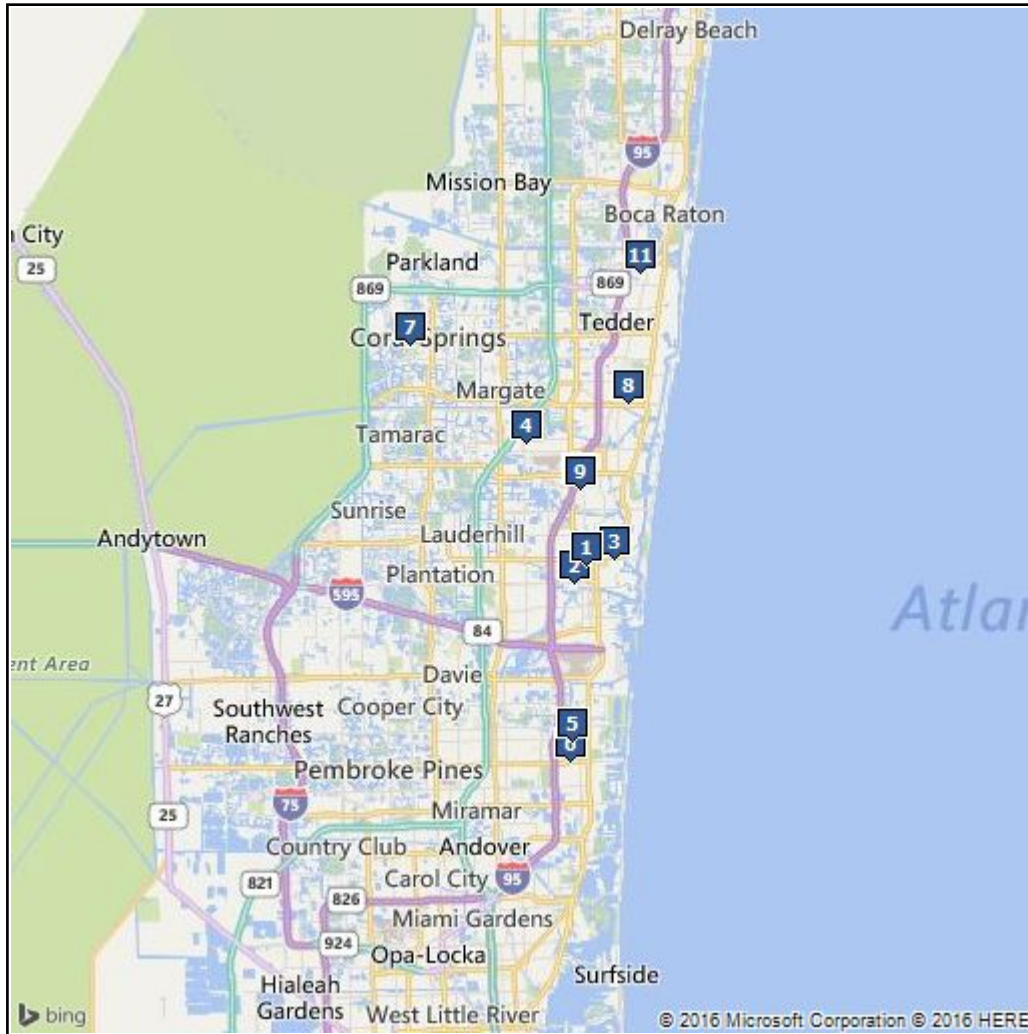
Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for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





## CMA Map Layout

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



- 1 625 1St Ave Nw
- 2 842 2Nd St Sw
- 3 808 17Th Ave Ne
- 4 3050 68Th St Nw
- 5 1204 24 Av N
- 6 2447 Van Buren St
- 7 28Th Ct Nw
- 8 614 Atlantic Blvd E
- 9 396 41St St Nw
- 10 497 42 St Nw
- 11 531 3 Ave Sw

