

## Unit IV - Palms Oceanfront Villas

IV - 2120 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

### Unit Information

MLS Number:	F10433481
Status:	Active
Size:	4,270 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	Ocean View,Direct Ocean,Water View
List Price:	\$4,000,000
List PPSF:	\$937
Valuated Price:	\$3,846,000
Valuated PPSF:	\$901

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

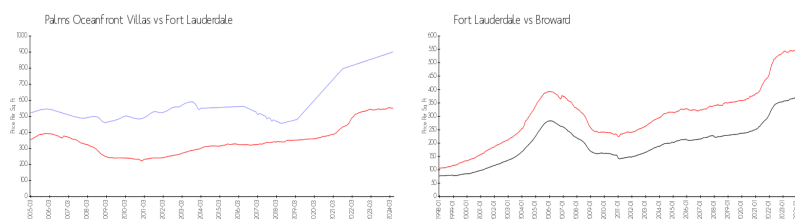
### Building Information

Number of units:	7
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	42%
Number of sales over the last 12 months:	0
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

### Building Association Information

The Palms 2100 Tower One Condominium Association Inc  
2100 N Ocean Boulevard  
Fort Lauderdale, FL33305-1934  
(954) 565-6093

### Market Information



Palms Oceanfront Villas:	\$901/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

### Inventory for Sale

Palms Oceanfront Villas	43%
Fort Lauderdale	4%
Broward	3%

### Avg. Time to Close Over Last 12 Months

Palms Oceanfront Villas	n/a
Fort Lauderdale	79 days
Broward	68 days

