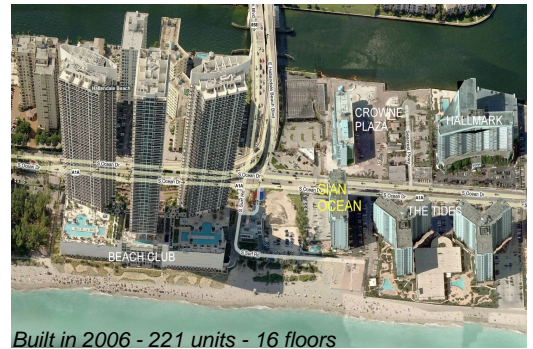


Unit PH2 - Sian Ocean

PH2 - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A10723511
 Status: Active
 Size: 1,926 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces:
 View:
 Rental Price: \$8,500
 List PPSF: \$4
 Valuated Price: \$926,000
 Valuated PPSF: \$448



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.

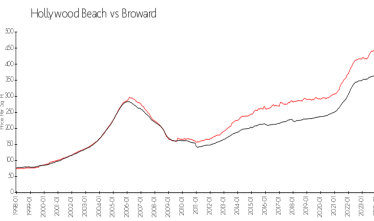
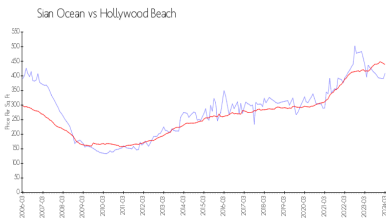
Building Information

Number of units: 221
 Number of active listings for rent: 34
 Number of active listings for sale: 27
 Building inventory for sale: 12%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

Sian Ocean Residences
 (954) 457-6043

Market Information



Sian Ocean: \$408/sq. ft. Hollywood Beach: \$439/sq. ft.
 Hollywood Beach: \$439/sq. ft. Broward: \$349/sq. ft.

Inventory for Sale

Sian Ocean: 12%
 Hollywood Beach: 5%
 Broward: 3%

Avg. Time to Close Over Last 12 Months

Sian Ocean: 98 days
 Hollywood Beach: 83 days
 Broward: 66 days