

# Unit 2102 - Tao South

2102 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number:	A11491817
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	Lake
Rental Price:	\$2,600
List PPSF:	\$3
Valuated Price:	\$297,000
Valuated PPSF:	\$297

*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.*

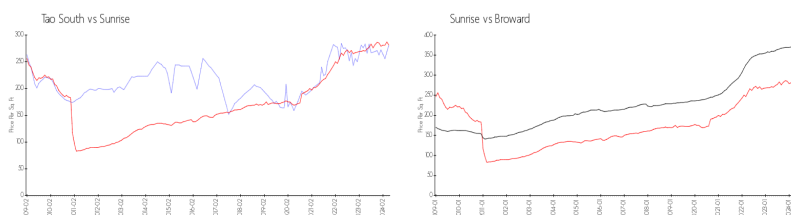
## Building Information

Number of units:	198
Number of active listings for rent:	3
Number of active listings for sale:	24
Building inventory for sale:	12%
Number of sales over the last 12 months:	38
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	8

## Building Association Information

Tao Condominium  
(954) 837-0550

## Market Information



Tao South:	\$281/sq. ft.	Sunrise:	\$281/sq. ft.
Sunrise:	\$281/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Tao South	12%
Sunrise	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Tao South	43 days
Sunrise	59 days
Broward	69 days



Built in 2009 - 198 units - 26 floors