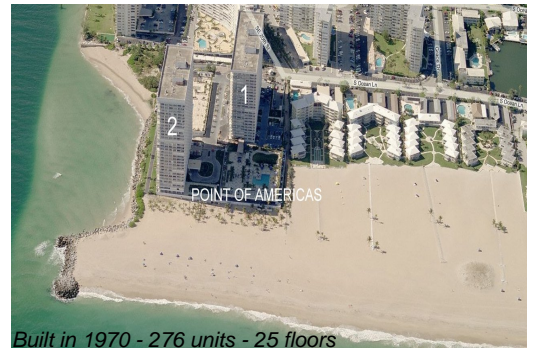


Unit 103 - Point of Americas 1

103 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11519871 |
| Status: | Active |
| Size: | 1,500 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | |
| List Price: | \$799,900 |
| List PPSF: | \$533 |
| Valuated Price: | \$649,000 |
| Valuated PPSF: | \$494 |



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: | 276 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 17 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

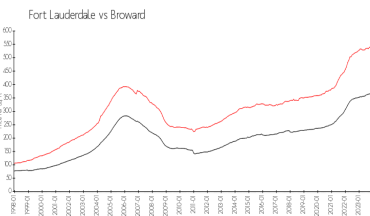
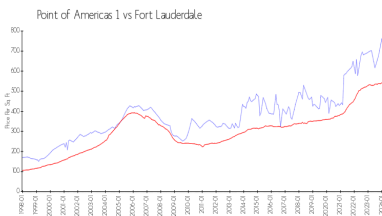
Building Association Information

Point of Americas 1 apartments
(954) 523-9333

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 2112 | 1,813 sq ft | Apr 2024 | \$1,350,000 | \$745 |
| 705 | 1,880 sq ft | Jan 2024 | \$1,420,000 | \$755 |
| 910 | 1,056 sq ft | Jan 2024 | \$600,000 | \$568 |
| 1403 | 1,500 sq ft | Oct 2023 | \$988,900 | \$659 |
| 812 | 1,813 sq ft | Oct 2023 | \$1,400,000 | \$772 |

Market Information



| | | | |
|----------------------|---------------|------------------|---------------|
| Point of Americas 1: | \$599/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|---------------------|----|
| Point of Americas 1 | 6% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

Point of Americas 1
Fort Lauderdale
Broward

65 days
76 days
67 days