

# Unit 1004 - Point of Americas 2

1004 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	A11547920
Status:	Active
Size:	2,011 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Guest Parking
View:	Intracoastal View,Ocean View,Direct Ocean
Rental Price:	\$4,995
List PPSF:	\$2
Valuated Price:	\$1,085,000
Valuated PPSF:	\$566

*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

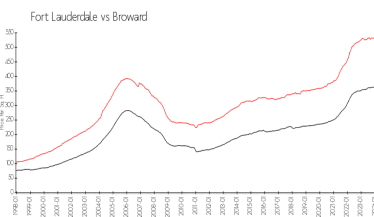
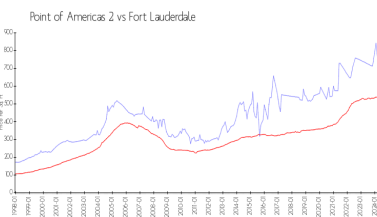
Number of units:	281
Number of active listings for rent:	3
Number of active listings for sale:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

Point of Americas 2 apartments  
(954) 522-5446

<http://www.pointofamericas2.com/>

## Market Information



Point of Americas 2: \$713/sq. ft.  
Fort Lauderdale: \$528/sq. ft.

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Broward: \$348/sq. ft.

## Inventory for Sale

Point of Americas 2	3%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Point of Americas 2	92 days
Fort Lauderdale	76 days
Broward	66 days

