

# Unit 2E - Embassy Towers II

2E - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11568897                |
| Status:         | Active                   |
| Size:           | 1,200 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| Rental Price:   | \$2,900                  |
| List PPSF:      | \$2                      |
| Valuated Price: | \$449,000                |
| Valuated PPSF:  | \$374                    |

*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.*

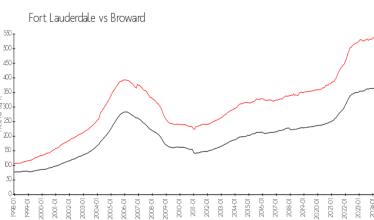
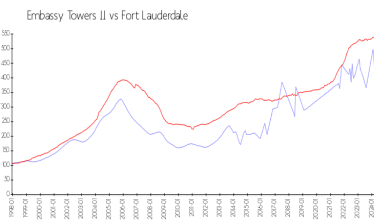
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 102 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Embassy Tower II Association Inc  
 2715 N Ocean Boulevard  
 Fort Lauderdale, FL 33308  
 (954) 564-2166

## Market Information



|                    |               |                  |               |
|--------------------|---------------|------------------|---------------|
| Embassy Towers II: | \$421/sq. ft. | Fort Lauderdale: | \$528/sq. ft. |
| Fort Lauderdale:   | \$528/sq. ft. | Broward:         | \$348/sq. ft. |

## Inventory for Sale

|                   |    |
|-------------------|----|
| Embassy Towers II | 7% |
| Fort Lauderdale   | 4% |
| Broward           | 3% |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Embassy Towers II | 77 days |
| Fort Lauderdale   | 76 days |
| Broward           | 66 days |

