

# Unit PH6 - Hollybrook Tower

PH6 - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

## Unit Information

|                 |                                      |
|-----------------|--------------------------------------|
| MLS Number:     | A11580334                            |
| Status:         | Active                               |
| Size:           | 800 Sq ft.                           |
| Bedrooms:       | 1                                    |
| Full Bathrooms: | 1                                    |
| Half Bathrooms: | 1                                    |
| Parking Spaces: | Assigned Parking, Guest Parking      |
| View:           | Golf View, Lagoon, Tennis Court View |
| Rental Price:   | \$1,800                              |
| List PPSF:      | \$2                                  |
| Valuated Price: | \$139,000                            |
| Valuated PPSF:  | \$174                                |

*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

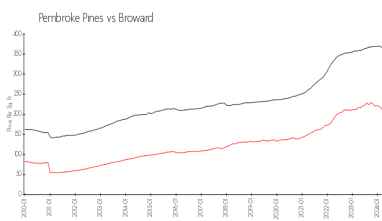
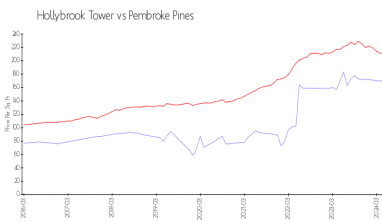
|  |     |
|--|-----|
| Number of units:                         | 160 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

Hollybrook Golf and Tennis Club  
 Address: 900 Hollybrook Dr,  
 Pembroke Pines, FL 33025  
 Phone: +1 954-431-0600

<http://www.hollybrook.net/apts.htm>

## Market Information



|                   |               |                 |               |
|-------------------|---------------|-----------------|---------------|
| Hollybrook Tower: | \$170/sq. ft. | Pembroke Pines: | \$210/sq. ft. |
| Pembroke Pines:   | \$210/sq. ft. | Broward:        | \$351/sq. ft. |

## Inventory for Sale

|                  |    |
|------------------|----|
| Hollybrook Tower | 5% |
| Pembroke Pines   | 3% |
| Broward          | 4% |

## Avg. Time to Close Over Last 12 Months

|                  |         |
|------------------|---------|
| Hollybrook Tower | 41 days |
| Pembroke Pines   | 56 days |
| Broward          | 69 days |

