

# Unit 104 - Point of Americas 1

104 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: A11615944  
 Status: Active  
 Size: 1,109 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Guest Parking  
 View:  
 Rental Price: \$3,000  
 List PPSF: \$3  
 Valuated Price: \$488,000  
 Valuated PPSF: \$506



*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.*

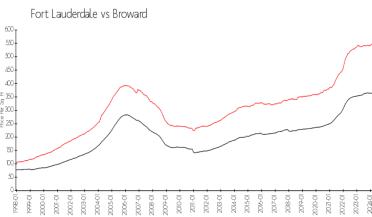
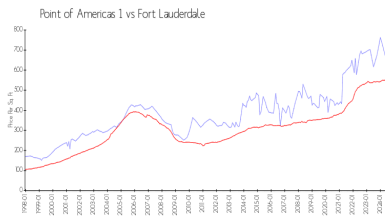
## Building Information

Number of units: 276  
 Number of active listings for rent: 3  
 Number of active listings for sale: 15  
 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

Point of Americas 1 apartments  
 (954) 523-9333

## Market Information



Point of Americas 1: \$614/sq. ft.  
 Fort Lauderdale: \$545/sq. ft.

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 Broward: \$345/sq. ft.

## Inventory for Sale

Point of Americas 1: 5%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Point of Americas 1: 96 days  
 Fort Lauderdale: 84 days  
 Broward: 72 days