

# Unit 4255 N University Dr # 208 - Springcrest 4205-4215-4235-4255

4255 N University Dr # 208 - 4205 N University Dr, Sunrise, FL, Broward 33351

## Unit Information

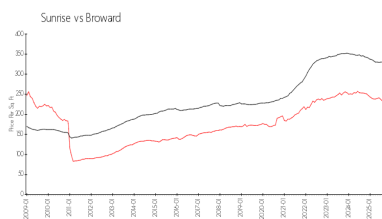
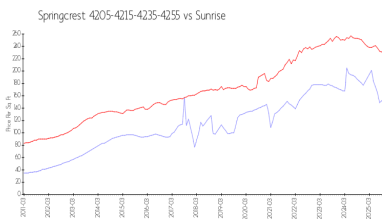
|                 |  |
|-----------------|--|
| MLS Number:     | A11913556                              |
| Status:         | Active                                 |
| Size:           | 1,252 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| Rental Price:   | \$1,950                                |
| List PPSF:      | \$2                                    |
| Valuated Price: | \$200,000                              |
| Valuated PPSF:  | \$160                                  |

*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:                         | 168 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| 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:  | 2   |

## Market Information



|                                  |               |          |               |
|----------------------------------|---------------|----------|---------------|
| Springcrest 4205-4215-4235-4255: | \$160/sq. ft. | Sunrise: | \$220/sq. ft. |
| Sunrise:                         | \$220/sq. ft. | Broward: | \$311/sq. ft. |

## Inventory for Sale

|                                 |    |
|---------------------------------|----|
| Springcrest 4205-4215-4235-4255 | 4% |
| Sunrise                         | 4% |
| Broward                         | 4% |

## Avg. Time to Close Over Last 12 Months

|                                 |         |
|---------------------------------|---------|
| Springcrest 4205-4215-4235-4255 | 90 days |
| Sunrise                         | 80 days |
| Broward                         | 88 days |

