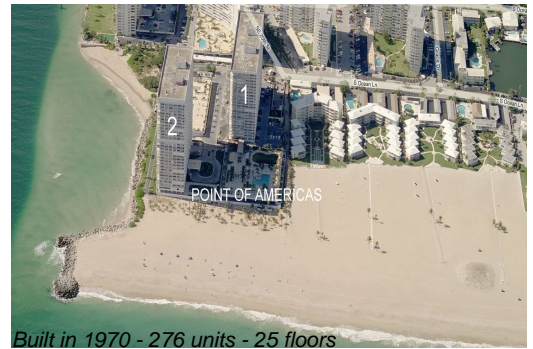


# Unit 412 - Point of Americas 1

412 - 2100 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10395714
Status:	Active
Size:	1,813 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	Ocean View,Direct Ocean,Pool Area View
List Price:	\$1,750,000
List PPSF:	\$965
Valuated Price:	\$1,315,000
Valuated PPSF:	\$763



*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:	17
Building inventory for sale:	6%
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

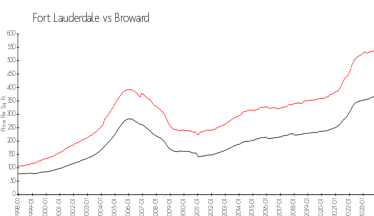
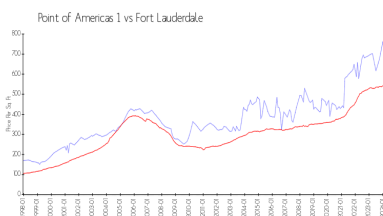
## Building Association Information

Point of Americas 1 apartments  
(954) 523-9333

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2112	1,813 sq ft	Apr 2024	\$1,350,000	\$745
705	1,880 sq ft	Jan 2024	\$1,420,000	\$755
910	1,056 sq ft	Jan 2024	\$600,000	\$568
1403	1,500 sq ft	Oct 2023	\$988,900	\$659
812	1,813 sq ft	Oct 2023	\$1,400,000	\$772

## Market Information



Point of Americas 1:	\$599/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Point of Americas 1	6%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Point of Americas 1	65 days
Fort Lauderdale	76 days
Broward	67 days