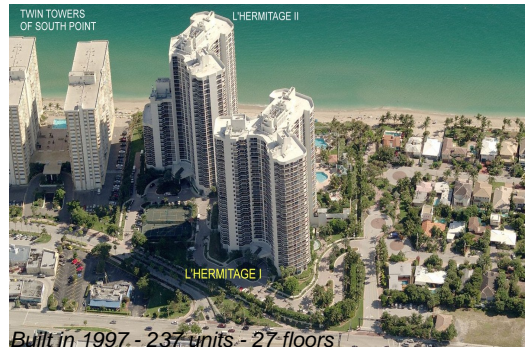


Unit 2808 - L'Hermitage 1

2808 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10422517
Status:	Active
Size:	5,781 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	2
Parking Spaces:	2 Spaces,Assigned Parking,Covered Parking
View:	
Rental Price:	\$17,500
List PPSF:	\$3
Valuated Price:	\$7,181,000
Valuated PPSF:	\$1,454



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.

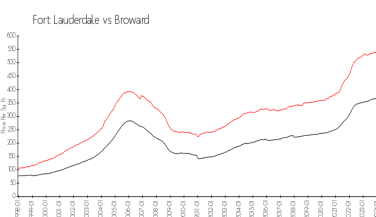
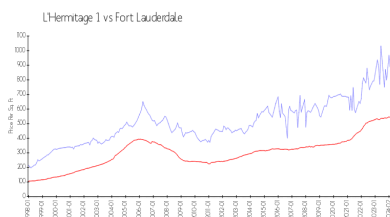
Building Information

Number of units:	237
Number of active listings for rent:	4
Number of active listings for sale:	18
Building inventory for sale:	7%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

Building Association Information

L'Hermitage 1 Condominium association
(954) 375-3100
guard house: 954 568 0132

Market Information



L'Hermitage 1:	\$1050/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

L'Hermitage 1	8%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

L'Hermitage 1	86 days
Fort Lauderdale	76 days
Broward	67 days