

# Unit 3J - Berkley South

3J - 3015 O Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                         |
|-----------------|-------------------------|
| MLS Number:     | F10444471               |
| Status:         | Active                  |
| Size:           | 1,144 Sq ft.            |
| Bedrooms:       | 2                       |
| Full Bathrooms: | 2                       |
| Half Bathrooms: | 0                       |
| Parking Spaces: | 1 Space, Parking Garage |
| View:           |                         |
| Rental Price:   | \$2,400                 |
| List PPSF:      | \$2                     |
| Valuated Price: | \$363,000               |
| Valuated PPSF:  | \$317                   |

*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.*

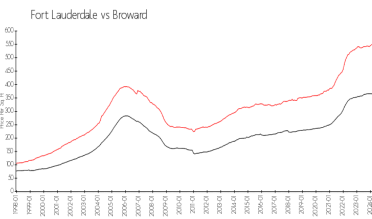
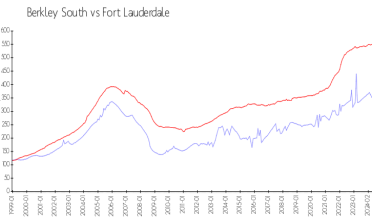
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 199 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Berkley South Condo Association  
 3015 North Ocean Boulevard  
 Fort Lauderdale, FL 33308  
 954-566-0174

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Berkley South:   | \$328/sq. ft. | Fort Lauderdale: | \$547/sq. ft. |
| Fort Lauderdale: | \$547/sq. ft. | Broward:         | \$346/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Berkley South   | 5% |
| Fort Lauderdale | 5% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| Berkley South   | 86 days |
| Fort Lauderdale | 84 days |
| Broward         | 72 days |



Built in 1975 - 199 units - 18 floors