

# Unit 1941 NW 96th Ter # 8I - Reflections at Pembroke Pines

1941 NW 96th Ter # 8I - 1701-2451 NW96 Ter, Pembroke Pines, FL, Broward 33024

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | F10455207                       |
| Status:         | Pending                         |
| Size:           | 1,123 Sq ft.                    |
| Bedrooms:       | 3                               |
| Full Bathrooms: | 2                               |
| Half Bathrooms: | 0                               |
| Parking Spaces: | Assigned Parking, Guest Parking |
| View:           |                                 |
| Rental Price:   | \$2,525                         |
| List PPSF:      | \$2                             |
| Valuated Price: | \$323,000                       |
| Valuated PPSF:  | \$288                           |

*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

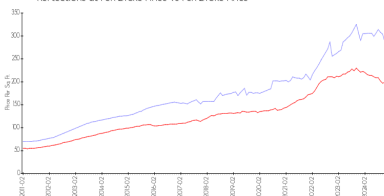
|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 308 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

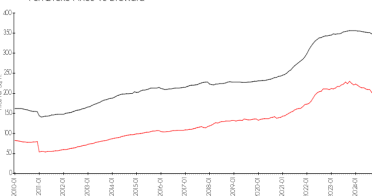
Reflections At Pembroke Pines  
 Address: 1911 NW 96th Terrace,  
 Pembroke Pines, FL 33024  
 Phone: +1 954-538-1225

## Market Information

Reflections at Pembroke Pines vs Pembroke Pines



Pembroke Pines vs Broward



|                                |               |                 |               |
|--------------------------------|---------------|-----------------|---------------|
| Reflections at Pembroke Pines: | \$287/sq. ft. | Pembroke Pines: | \$199/sq. ft. |
| Pembroke Pines:                | \$199/sq. ft. | Broward:        | \$334/sq. ft. |

## Inventory for Sale

|                               |    |
|-------------------------------|----|
| Reflections at Pembroke Pines | 2% |
| Pembroke Pines                | 4% |
| Broward                       | 5% |

## Avg. Time to Close Over Last 12 Months

|                               |         |
|-------------------------------|---------|
| Reflections at Pembroke Pines | 57 days |
| Pembroke Pines                | 69 days |
| Broward                       | 77 days |

