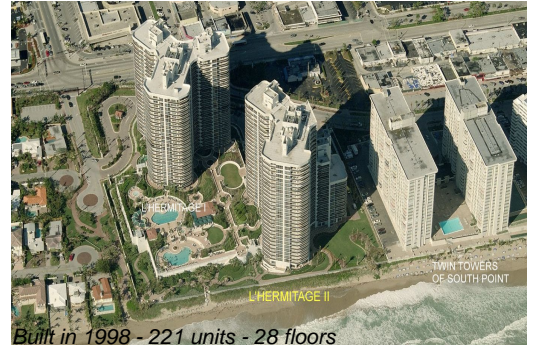


Unit PH2803 - L'Hermitage 2

PH2803 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10434921
Status:	Active
Size:	2,102 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking, Parking Garage, Valet Parking
View:	
Rental Price:	\$9,500
List PPSF:	\$5
Valuated Price:	\$2,583,000
Valuated PPSF:	\$1,108



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.

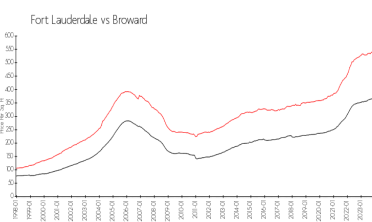
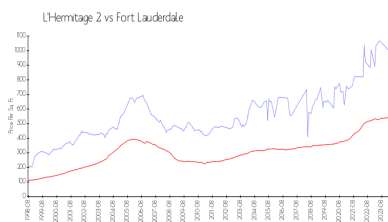
Building Information

Number of units:	221
Number of active listings for rent:	4
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

L'Hermitage 2 Condominium association
(954) 375-3900 & (954) 630-1602
guard house: 954 568 0132

Market Information



L'Hermitage 2:	\$972/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

L'Hermitage 2	4%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

L'Hermitage 2	112 days
Fort Lauderdale	76 days
Broward	67 days