

# Unit 401 - Point of Americas 2

401 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: A11562880  
 Status: Active  
 Size: 3,621 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking,Parking-Under Building  
 View:  
 List Price: \$2,100,000  
 List PPSF: \$580  
 Valuated Price: \$853,000  
 Valuated PPSF: \$533

*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: 281  
 Number of active listings for rent: 3  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

## Building Association Information

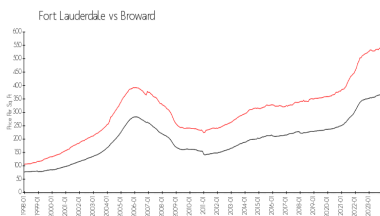
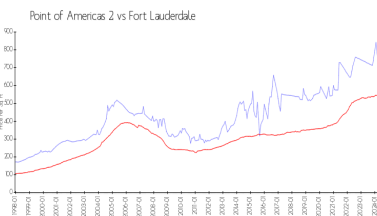
Point of Americas 2 apartments  
 (954) 522-5446

<http://www.pointofamericas2.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 2204   | 2,011 sq ft | Apr 2024     | \$1,070,000 | \$532 |
| 2107   | 1,258 sq ft | Feb 2024     | \$750,000   | \$596 |
| 803    | 1,258 sq ft | Feb 2024     | \$875,000   | \$696 |
| 304    | 2,011 sq ft | Feb 2024     | \$1,470,000 | \$731 |
| 1707   | 1,258 sq ft | Jan 2024     | \$650,000   | \$517 |

## Market Information

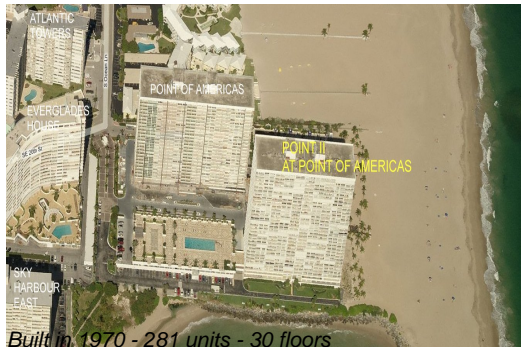


Point of Americas 2: \$713/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Point of Americas 2: 4%  
 Fort Lauderdale: 4%  
 Broward: 4%



**Avg. Time to Close Over Last 12 Months**

|                     |         |
|---------------------|---------|
| Point of Americas 2 | 92 days |
| Fort Lauderdale     | 76 days |
| Broward             | 67 days |