

BROWARD COUNTY

Tax ID 4941-36-29-0010

Subdivision: L O B

Address: 4200 16 ST NW

4200 / NW / 16TH / ST

LAUDERHILL 33313

Block:

Lot:

Unit:

Lien?

Lis Pendens?

OWNER NAME & ADDRESS

LAUDERHILL MALL INVESTMENT I

LAUDERHILL MALL INVESTMENT LLC

696 NE 125TH ST
NORTH MIAMI, FL 33161

696 NE 125TH ST

Carrier:

Phone:

BUILDING INFORMATION

Building #1	-MORE BLDG INF	Year Built:	65	# Units:	
Improvement Code	BANK	Electrical:	CENTRAL AIR	Stories:	6
Exterior Type:		Plumbing:	POOR	Bedrooms:	
Roof Type:		Foundation:	STEM WALL	Baths:	
Roof Material:		Floor Type:		Adj SQFT:	9,496
Interior Wall:				Liv Area:	8,605

EXTRA FEATURES

Description / Size	Description / Size	Description / Size	Description / Size
CONC/ 21 X 10	CONCRD/ 16 X 8	VAULT/ 821SF	

LAND INFORMATION

LAND UNITS: USE CODE	FACTOR	TYPE
18 OFFICE BUILDING	30636.00	SF
LOT FRONT FOOTAGE		

TAX & ASSESSMENT INFORMATION

ASSESSMENTS		TAXES	EXEMPTIONS
Improvement:	\$ 3,550,040	Tot Amount:	\$ 128,437.48
Land:	\$ 765,900	Year:	2012
Total:	\$ 4,315,940	Millage:	1912
			SOH: \$ 4,315,940

LEGAL DESCRIPTION

Legal: L O B PLAT 75-24 B TR A

\$ 11,530,000

SALES INFORMATION

	PRICE	REC DATE	BOOK / PAGE	TYPE	NAME
Curr:	\$ 850,000	03/26/12	48609/ 1952	SWD	LAUDERHILL MALL INVESTMENT
Prev:	\$ 6,875,000	07/13/07	44330/ 6875000	SWD	LM IDEAL LLC
Earl:	\$ 4,350,000	03/11/04	37051/ 0769	WD	DAISOG CORP
Othr:	\$ 4,250,000	09/01/98	28805/ 1453	WD	

MLS HISTORY

ML# / Status:	H703447/ X	Amount:	\$ 14	
ML# / Status:	H702424/ CS	H711023/ X		H711023/ A
ML# / Status:	H703447/ X	H702424/ CS		H702424/ PS
ML# / Status:	H703447/ A	H702424/ A		

MORTGAGE INFORMATION

Lender: CIBC INC	Amount: \$ 6,100,000	Type: CON
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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

02/14/13

#	Property Address	Twn/Rng	Sec	Subdiv	Parcel	Owner Name - Grantee Name	Subdivision Name	Adj Sq Ft	Sales Date	Sales Price	Appraised Value
1	1267 40 AVE NW	4941	36	00	0012	LAUDERHILL MALL INVESTMENT LLC	SEC 36-49-41	320,011	03/20/2012	1,780,000	
2	1205 40 AVE NW	4941	36	00	0013	LAUDERHILL MALL INVESTMENT LLC	SEC 36-49-41	7,351	03/20/2012	1,780,000	
3	4221 12TH ST NW	4941	36	00	0018	LAUDERHILL MALL INVESTMENT LLC	SEC 36-49-41	1,288	03/20/2012	1,780,000	
4	1599 40 AVE NW	4941	36	00	0019	LAUDERHILL MALL INVESTMENT LLC	SEC 36-49-41	7,312	03/20/2012	1,780,000	
5	1403 STATE ROAD 7 N	4941	36	00	0090	LAUDERHILL MALL INVESTMENT LLC	SEC 36-49-41	106,139	03/20/2012	1,780,000	
6	12 ST NW	4941	36	05	2250	LAUDERHILL MALL INVESTMENT LLC	FLAIR		03/20/2012	1,780,000	
7	4200 16 ST NW	4941	36	29	0010	LAUDERHILL MALL INVESTMENT LLC	LOB	9,496	03/20/2012	850,000	

- Parking Lot

Office Bld

\$11,530,000