

**NEW RENTAL APARTMENT  
DEVELOPMENT ACTIVITY REPORT  
1<sup>st</sup> Quarter, 1998  
April, 1998**

**Prepared By:**

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**NEW RENTAL DEVELOPMENTS UNDER CONSTRUCTION/LEASE-UP**  
**Broward County - Report For 1st Quarter, 1998**  
**Survey Conducted April, 1998**

Project Name/Location/Developer	Map Code	Total Units			Date Started	Project Type	General Development Parameters		
		Planned	Completed	Occupied (1)			Unit Types	Range Of Sq. Ft. L/A	Range Of Rents
Pembroke Landings N.W.C. Palm Ave. & Pembroke Rd. Pembroke Pines (Pasadena Place)	36	300	300	300	@ 3/95	Market Rate	2 & 3	1,320 - 1,365	\$995 - \$1,130
Groves at Turtle Run Sample Road Coral Springs (The Finger Companies)	7	382	382	371	10/95	Market Rate	1, 2 & 3	887 - 1,482	\$825 - \$1,260
Heather Glen S.W. 148th Ave. & S.W. 8th St. Sunrise (Jennings Development Corp.)	32	234	175	45	12/95	Market Rate	1, 2 & 3	900 - 1,320	\$995 - \$1,290
Sheridan 300 300 E. Sheridan St. Dania (Trafalgar)	26	144	144	109	4/96	Market Rate	1 & 2	740 - 1,070	\$705 - \$885 (Base)
Pembroke Cove Pines Blvd. & N.W. 136th Ave. Pembroke Pines (American Land Management)	42	302	302	302	3/96	Market Rate	1, 2 & 3	805 - 1,330	\$890 - \$1,315
The Falls of Pembroke S. of Flamingo Rd. N. of Pines Blvd. Pembroke Pines (Taplin Development)	47	450	450	403	9/95	Market Rate	1, 2 & 3	778 - 1,529	\$795 - \$1,275 (Base)
Jefferson at Deer Creek	17	540	540	432	5/96	Market	1, 2 & 3	765 -	\$925 -

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451 Deer Creek Lakes Dr. Deerfield Beach (JPI)						Rate		1,427	\$1,555

(1) Number of units occupied represents the number of units absorbed to date.

**Note:** Some information may intentionally  
 Projects are removed from the listing when all units have been initially leased (absorbed).

**Source:** Surveys of apartment developments and project managers by Reinhold P. Wolff Economic Research, Inc.

**NEW RENTAL DEVELOPMENTS PLANNED**  
**Broward County - Report For 1st Quarter, 1998**  
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Project Name/Location/Developer	Map Code	Units Planned	Expected Start Date	Project Type	Preliminary Planned Development Parameters		
					Unit Types	Range Of Sq. Ft. L/A	Range Of Rents
Riverwalk Tower Las Olas Blvd. & S.E. 2nd Ave. Ft. Lauderdale (Atlantic Gulf Communities)	23	373	5/98	Market Rate	1, 2 & 3	800 - 2,300	\$1,000 - \$2,800 (Prelim.)
Praxis of Deerfield Beach III N. Side S.W. 15th St. at S.W. 12th Ave. Deerfield Beach (Praxis of Deerfield Beach Ltd.)	1	128	Late 1998	Tax Credit Elderly	1 & 2	603 - 725	\$512 - \$608
Country Lakes Apts. S.W.C. Miramar Parkway & I-75 Miramar (Atlantic Gulf Communities)	22	520	8/98	Market Rate	1, 2 & 3	UNK	UNK
Regency S. Side Oakland Park Blvd., W. of Florida Turnpike Sunrise Country Club Sunrise (American Land Mgmt.)	40	483	Not Set	Market Rate	1, 2 & 3	UNK	UNK
Unnamed N.E.C. SR 84 and U.S. 441 Davie (American Land Mgmt.)	44	320	Not Set	Market Rate	1, 2 & 3	UNK	UNK

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					Unit Types	Range Of Sq. Ft. L/A	Range Of Rents
Cross Keys S.W. 81St Ave. & Bailey Rd. North Lauderdale (The Cornerstone Groups)	39	240	5/98	Market Rate	UNK	UNK	UNK

**Note:** Some information may intentionally not be reported for confidentiality reasons. The location of projects plotted on the map are approximate.

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