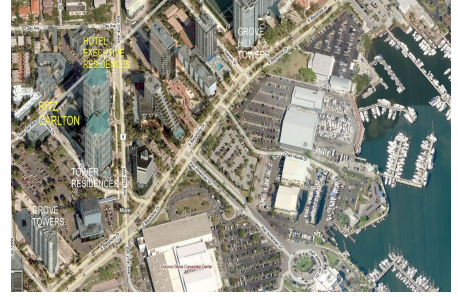


Ritz Carlton Executive Residences

3350 SW 27 Av, Miami, FL, Miami-Dade 33133

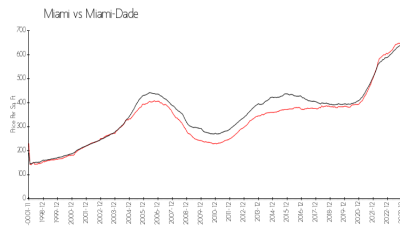
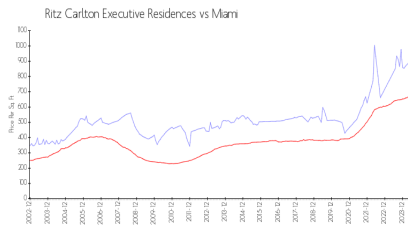
Building Information

Number of units:	87
Number of active listings for rent:	3
Number of active listings for sale:	8
Building inventory for sale:	9%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3



Built in 2003 - 87 units - 21 floors

Market Information



Ritz Carlton Executive Residences: \$889/sq. ft.
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Ritz Carlton Executive Residences	9%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Ritz Carlton Executive Residences	67 days
Miami	84 days
Miami-Dade	81 days