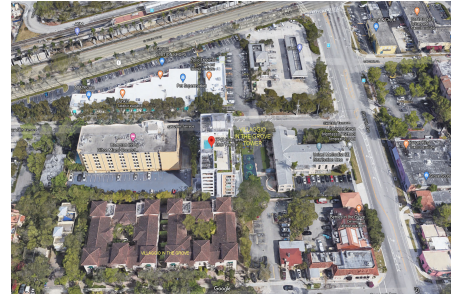


Villaggio in the Grove Tower

2740 SW 28 Ter, Miami, FL, Miami-Dade 33133

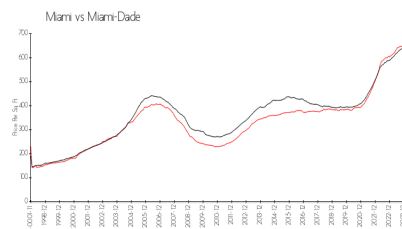
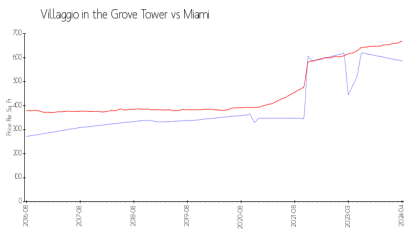
Building Information

| | |
|--|----|
| Number of units: | 58 |
| Number of active listings for rent: | 7 |
| Number of active listings for sale: | 3 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |



Built in 2006 - 58 units - 8 floors

Market Information



Villaggio in the Grove Tower: \$587/sq. ft.
Miami: \$669/sq. ft.

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

Inventory for Sale

| | |
|------------------------------|----|
| Villaggio in the Grove Tower | 5% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------------|---------|
| Villaggio in the Grove Tower | 35 days |
| Miami | 84 days |
| Miami-Dade | 81 days |