

# Unit 801 - Plaza of the Americas 4

801 - 17021 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

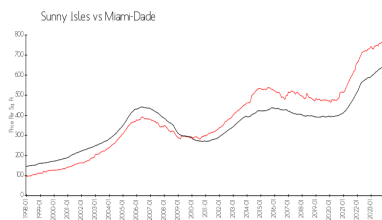
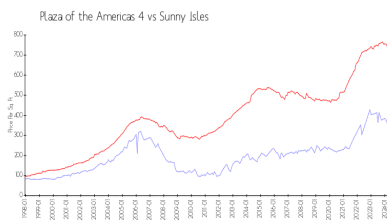
|                 |                                      |
|-----------------|--------------------------------------|
| MLS Number:     | A11508328                            |
| Status:         | Active                               |
| Size:           | 894 Sq ft.                           |
| Bedrooms:       | 2                                    |
| Full Bathrooms: | 2                                    |
| Half Bathrooms: |                                      |
| Parking Spaces: | 1 Space,Guest Parking,Parking Garage |
| View:           | Bay,Intracoastal View                |
| Rental Price:   | \$2,800                              |
| List PPSF:      | \$3                                  |
| Valuated Price: | \$322,000                            |
| Valuated PPSF:  | \$360                                |

*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:                         | 280 |
| Number of active listings for rent:      | 22  |
| Number of active listings for sale:      | 14  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Market Information



|                          |               |              |               |
|--------------------------|---------------|--------------|---------------|
| Plaza of the Americas 4: | \$352/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles:             | \$746/sq. ft. | Miami-Dade:  | \$694/sq. ft. |

## Inventory for Sale

|                         |    |
|-------------------------|----|
| Plaza of the Americas 4 | 5% |
| Sunny Isles             | 5% |
| Miami-Dade              | 3% |

## Avg. Time to Close Over Last 12 Months

|                         |          |
|-------------------------|----------|
| Plaza of the Americas 4 | 75 days  |
| Sunny Isles             | 113 days |
| Miami-Dade              | 81 days  |

