

Unit 1107 - Epic

1107 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

Unit Information

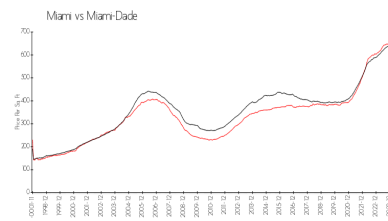
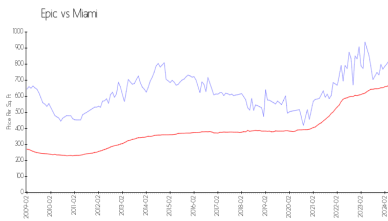
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|-----------------|-----------------------|
| MLS Number: | A11517059 |
| Status: | Active |
| Size: | 1,574 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | Bay,River,Water View |
| Rental Price: | \$8,700 |
| List PPSF: | \$6 |
| Valuated Price: | \$1,187,000 |
| Valuated PPSF: | \$754 |

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

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| Number of units: | 342 |
| Number of active listings for rent: | 29 |
| Number of active listings for sale: | 31 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 3 |

Market Information



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|--------|---------------|-------------|---------------|
| Epic: | \$821/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

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|------------|----|
| Epic | 9% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

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|------------|----------|
| Epic | 138 days |
| Miami | 84 days |
| Miami-Dade | 81 days |



MIAMI 2008 - 342 units - 54 floors