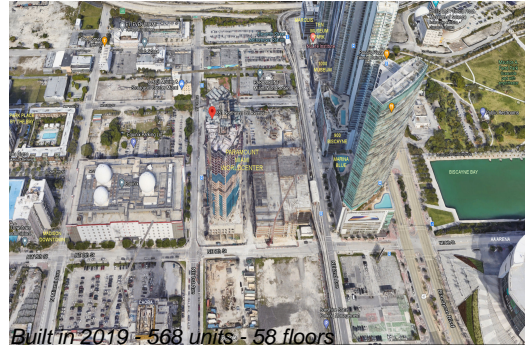


Unit 4805 - Paramount Miami Worldcenter

4805 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11520512
Status:	Active
Size:	1,422 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Assigned Parking
View:	
Rental Price:	\$8,300
List PPSF:	\$6
Valuated Price:	\$1,166,000
Valuated PPSF:	\$820

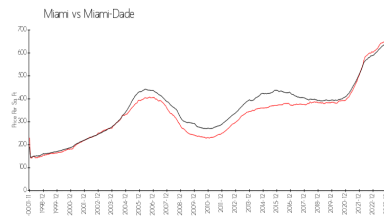
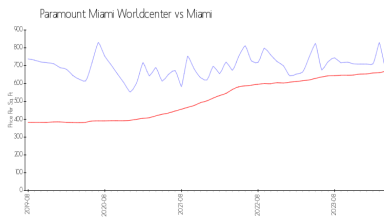


The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	568
Number of active listings for rent:	0
Number of active listings for sale:	70
Building inventory for sale:	12%
Number of sales over the last 12 months:	37
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

Market Information



Paramount Miami Worldcenter:	\$670/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

Paramount Miami Worldcenter	12%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Paramount Miami Worldcenter	126 days
Miami	84 days
Miami-Dade	81 days