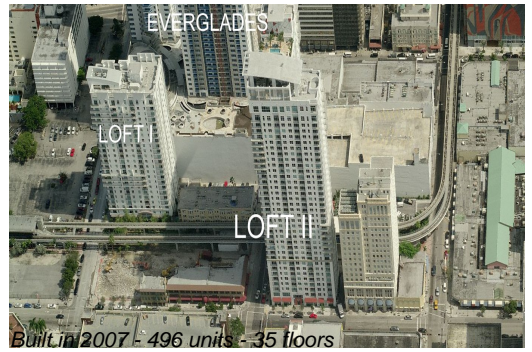


# Unit 509 - Loft Downtown 2

509 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11529130  
 Status: Active  
 Size: 770 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Detached, Parking Garage, Street Parking  
 View: Garden View, Other View  
 Rental Price: \$2,300  
 List PPSF: \$3  
 Valuated Price: \$338,000  
 Valuated PPSF: \$439



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.

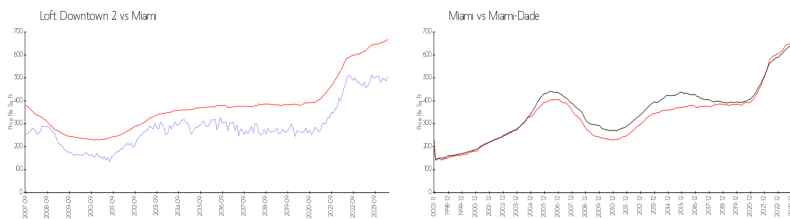
## Building Information

Number of units: 496  
 Number of active listings for rent: 34  
 Number of active listings for sale: 21  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 7

## Building Association Information

The loft Downtown Condominium Association Inc  
 (305) 704-7633

## Market Information



Loft Downtown 2:	\$505/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Loft Downtown 2: 4%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Loft Downtown 2: 68 days  
 Miami: 84 days  
 Miami-Dade: 81 days