

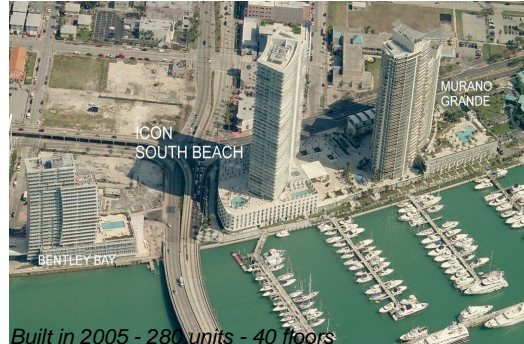
Unit 3405 - Icon South Beach

3405 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11561663
Status:	Active
Size:	3,202 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Additional Spaces Available,Covered Parking,Guest Parking,Parking Garage,Valet Parking
View:	Bay,Intracoastal View,Ocean View,Direct Ocean,Other View,Pool Area View,Water View
Rental Price:	\$35,000
List PPSF:	\$11
Valuated Price:	\$2,783,000
Valuated PPSF:	\$1,590

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

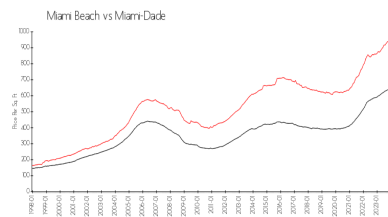
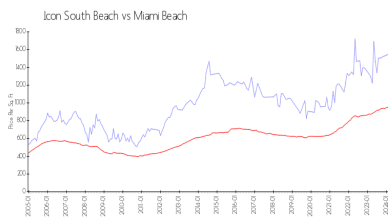
Number of units:	280
Number of active listings for rent:	19
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

Icon South Beach Condominium
305-604-2088

<http://www.iconsouthbeach.com/main.htm>

Market Information



Icon South Beach: \$1510/sq. ft.
Miami Beach: \$937/sq. ft.

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

Inventory for Sale

Icon South Beach	3%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Icon South Beach	113 days
Miami Beach	97 days
Miami-Dade	81 days