

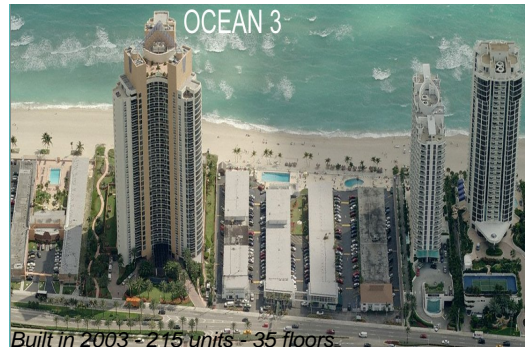
# Unit 2705 - Ocean Three

2705 - 18911 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	M1167775
Status:	Active
Size:	3,018 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Spaces
View:	Intracoastal View,Ocean View,Water View
Rental Price:	\$15,900
List PPSF:	\$5
Valuated Price:	\$2,489,000
Valuated PPSF:	\$869

*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.*



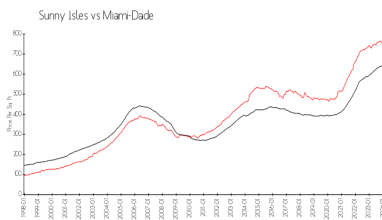
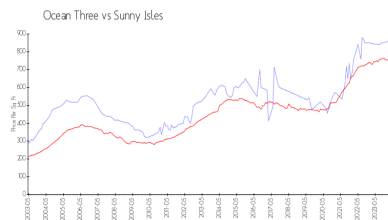
## Building Information

Number of units:	215
Number of active listings for rent:	5
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

Ocean Three Condominium Association (305) 792-2264

## Market Information



Ocean Three:	\$866/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Ocean Three	3%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Ocean Three	59 days
Sunny Isles	113 days
Miami-Dade	81 days