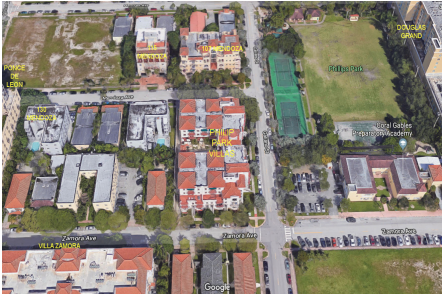


Philip Park Villas

1650 Galiano St, Coral Gables, FL, Miami-Dade 33134

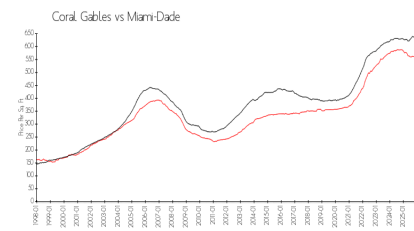
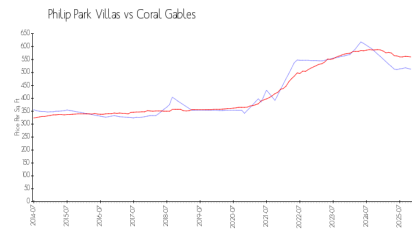
Building Information

Number of units:	41
Number of active listings for rent:	1
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0



Built in 2010 - 41 units - 4 floors

Market Information



Philip Park Villas:	\$513/sq. ft.	Coral Gables:	\$560/sq. ft.
Coral Gables:	\$560/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Philip Park Villas	2%
Coral Gables	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Philip Park Villas	27 days
Coral Gables	62 days
Miami-Dade	77 days