

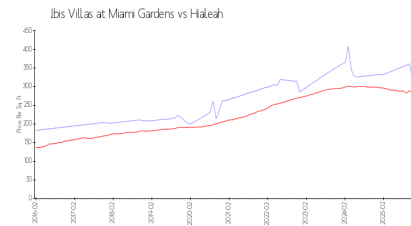
Ibis Villas at Miami Gardens

8431-8640 NW 188 Ter, Hialeah, FL, Miami-Dade 33015

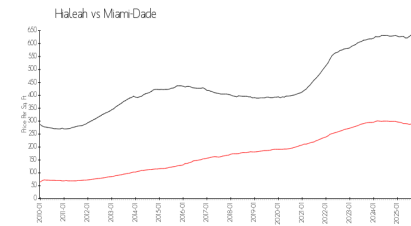
Building Information

Number of units:	261
Number of active listings for rent:	3
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Market Information



Ibis Villas at Miami Gardens: \$308/sq. ft.
Hialeah: \$285/sq. ft.



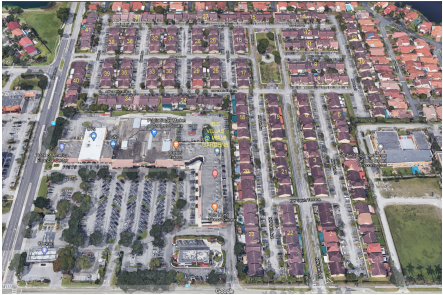
Hialeah: \$285/sq. ft.
Miami-Dade: \$671/sq. ft.

Inventory for Sale

Ibis Villas at Miami Gardens	1%
Hialeah	1%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Ibis Villas at Miami Gardens	67 days
Hialeah	52 days
Miami-Dade	77 days



Built in 2003 - 261 units - 2 floors