

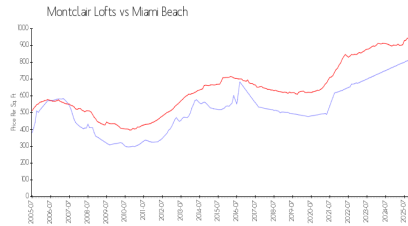
Montclair Lofts

1700 Meridian Av, Miami Beach, FL, Miami-Dade 33139

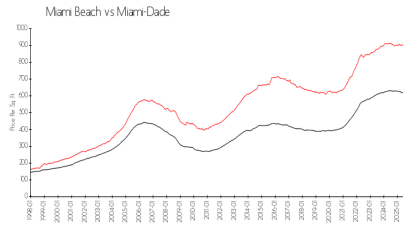
Building Information

Number of units:	41
Number of active listings for rent:	3
Number of active listings for sale:	4
Building inventory for sale:	9%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Market Information



Montclair Lofts: \$818/sq. ft.
Miami Beach: \$939/sq. ft.



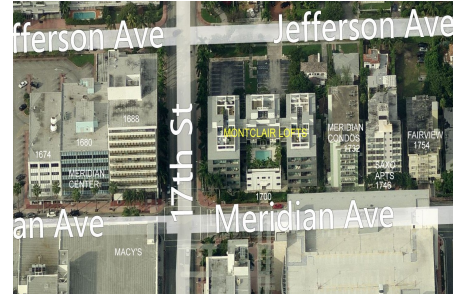
Miami Beach: \$939/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Montclair Lofts	9%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Montclair Lofts	68 days
Miami Beach	93 days
Miami-Dade	77 days



Built in 2005 - 41 units - 6 floors