

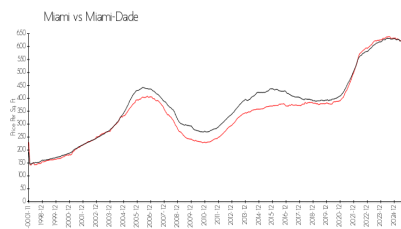
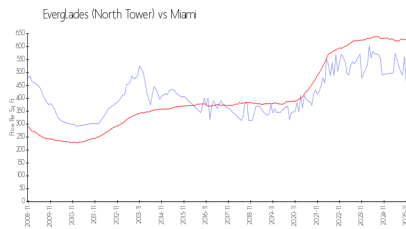
Everglades (North Tower)

244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Building Information

Number of units:	411
Number of active listings for rent:	14
Number of active listings for sale:	24
Building inventory for sale:	5%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

Market Information



Everglades (North Tower): \$461/sq. ft.
Miami: \$627/sq. ft.

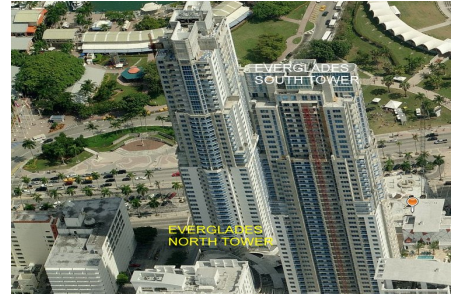
Miami: \$627/sq. ft.
Miami-Dade: \$671/sq. ft.

Inventory for Sale

Everglades (North Tower)	5%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Everglades (North Tower)	86 days
Miami	70 days
Miami-Dade	77 days



Built in 2008 - 410 units (870 units in total) - 49 floors