

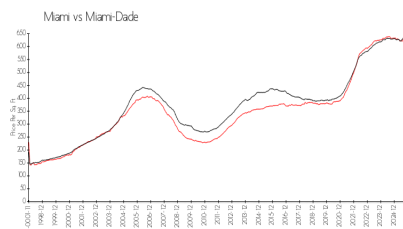
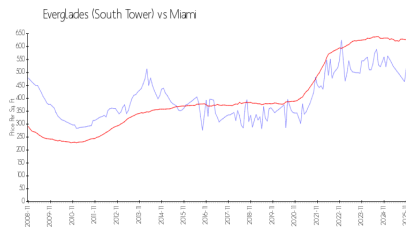
Everglades (South Tower)

253 NE 2 St, Miami, FL, Miami-Dade 33132

Building Information

Number of units:	440
Number of active listings for rent:	18
Number of active listings for sale:	37
Building inventory for sale:	8%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Market Information



Everglades (South Tower): \$517/sq. ft.

Miami: \$627/sq. ft.

Miami: \$627/sq. ft.

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

Inventory for Sale

Everglades (South Tower)	8%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Everglades (South Tower)	71 days
Miami	70 days
Miami-Dade	77 days



Built in 2008 - 442 units (870 units in total) - 49 floors