

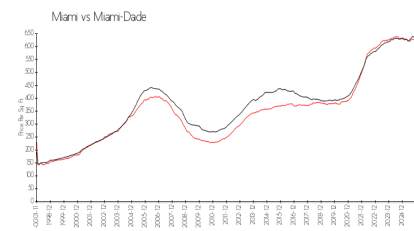
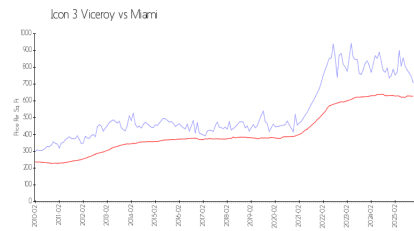
Icon 3 Viceroy

501 Brickell Av, Miami, FL, Miami-Dade 33131

Building Information

Number of units:	520
Number of active listings for rent:	3
Number of active listings for sale:	43
Building inventory for sale:	8%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Market Information



Icon 3 Viceroy:	\$706/sq. ft.	Miami:	\$627/sq. ft.
Miami:	\$627/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Icon 3 Viceroy	8%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Icon 3 Viceroy	70 days
Miami	70 days
Miami-Dade	77 days



Built in 2010 - 520 units - 48 floors