

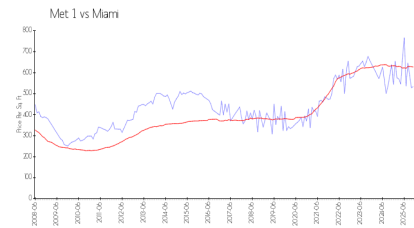
Met 1

300 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

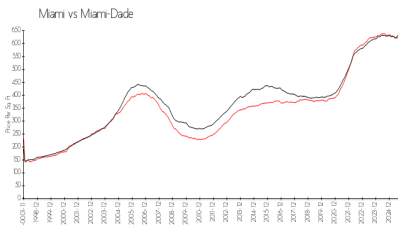
Building Information

Number of units:	447
Number of active listings for rent:	36
Number of active listings for sale:	100
Building inventory for sale:	22%
Number of sales over the last 12 months:	49
Number of sales over the last 6 months:	31
Number of sales over the last 3 months:	13

Market Information



Met 1: \$534/sq. ft.
Miami: \$627/sq. ft.



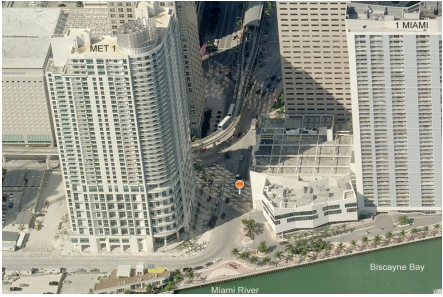
Miami: \$627/sq. ft.
Miami-Dade: \$671/sq. ft.

Inventory for Sale

Met 1	22%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Met 1	70 days
Miami	70 days
Miami-Dade	77 days



Built in 2008 - 447 units - 40 floors