

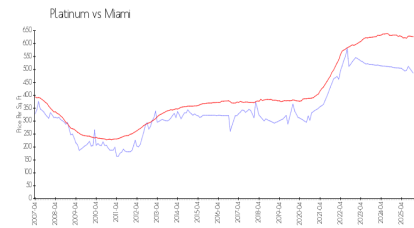
Platinum

480 NE 30 St, Miami, FL, Miami-Dade 33137

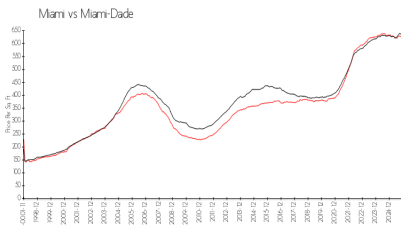
Building Information

Number of units:	118
Number of active listings for rent:	3
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Market Information



Platinum: \$485/sq. ft.
Miami: \$627/sq. ft.



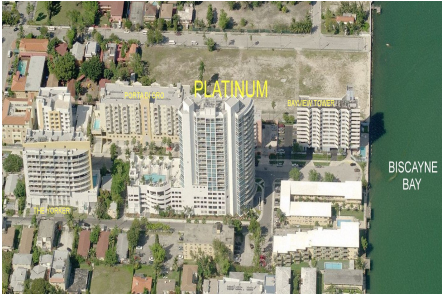
Miami: \$627/sq. ft.
Miami-Dade: \$671/sq. ft.

Inventory for Sale

Platinum	4%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Platinum	73 days
Miami	70 days
Miami-Dade	77 days



Built in 2007 - 118 units - 21 floors