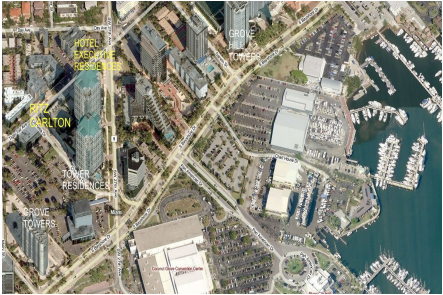


Ritz Carlton Executive Residences

3350 SW 27 Av, Miami, FL, Miami-Dade 33133

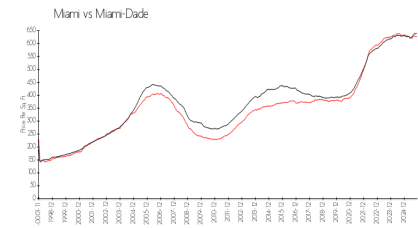
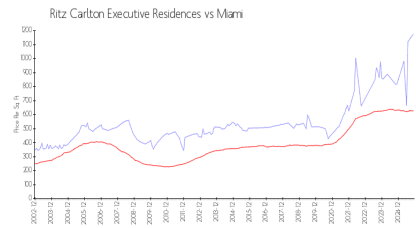
Building Information

Number of units:	87
Number of active listings for rent:	2
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0



Built in 2003 - 87 units - 21 floors

Market Information



Ritz Carlton Executive Residences: \$1177/sq. ft.
Miami: \$627/sq. ft.

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

Inventory for Sale

Ritz Carlton Executive Residences	2%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Ritz Carlton Executive Residences	94 days
Miami	70 days
Miami-Dade	77 days