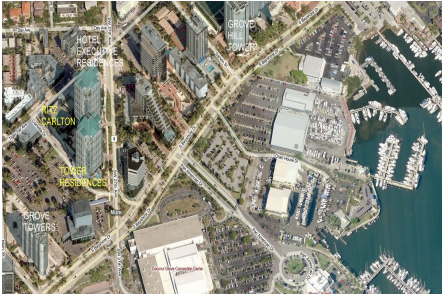


Ritz Carlton Tower Residences

3400 SW 27 Av, Miami, FL, Miami-Dade 33133

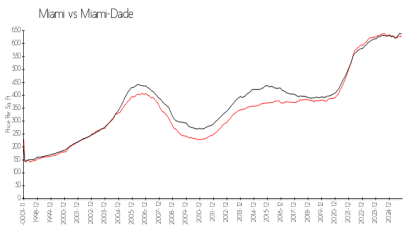
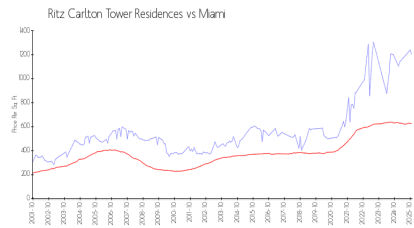
Building Information

Number of units:	124
Number of active listings for rent:	1
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4



Built in 2001 - 124 units - 21 floors

Market Information



Ritz Carlton Tower Residences:	\$1200/sq. ft.	Miami:	\$627/sq. ft.
Miami:	\$627/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Ritz Carlton Tower Residences	4%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Ritz Carlton Tower Residences	79 days
Miami	70 days
Miami-Dade	77 days