

# Unit 1712E - Admiral Ports

1712E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11507801                              |
| Status:         | Active                                 |
| Size:           | 1,220 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Club Area View,Intracoastal View       |
| Rental Price:   | \$2,800                                |
| List PPSF:      | \$2                                    |
| Valuated Price: | \$268,000                              |
| Valuated PPSF:  | \$220                                  |

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

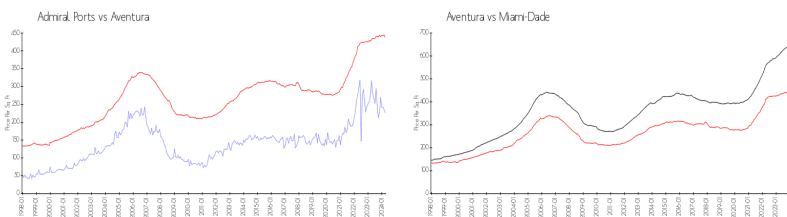
|  |     |
|--|-----|
| Number of units:                         | 633 |
| Number of active listings for rent:      | 32  |
| Number of active listings for sale:      | 55  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 16  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

Continental Group Inc Management Co  
305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

## Market Information



|                |               |             |               |
|----------------|---------------|-------------|---------------|
| Admiral Ports: | \$227/sq. ft. | Aventura:   | \$437/sq. ft. |
| Aventura:      | \$437/sq. ft. | Miami-Dade: | \$695/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Admiral Ports | 9% |
| Aventura      | 5% |
| Miami-Dade    | 3% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| Admiral Ports | 59 days |
| Aventura      | 89 days |
| Miami-Dade    | 81 days |

