

# Unit 4204 - Trump Tower 1

4204 - 16001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

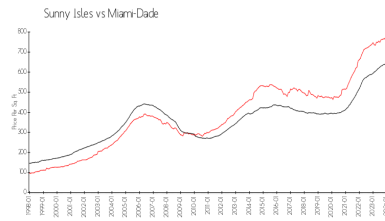
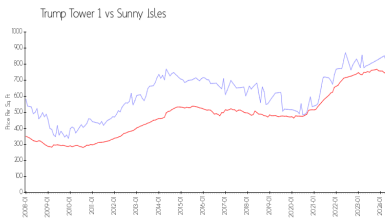
|                 |   |
|-----------------|---|
| MLS Number:     | A11547515                               |
| Status:         | Active                                  |
| Size:           | 2,327 Sq ft.                            |
| Bedrooms:       | 2                                       |
| Full Bathrooms: | 3                                       |
| Half Bathrooms: | 1                                       |
| Parking Spaces: |   |
| View:           | Intracoastal View,Ocean View,Other View |
| Rental Price:   | \$9,600                                 |
| List PPSF:      | \$4                                     |
| Valuated Price: | \$2,263,000                             |
| Valuated PPSF:  | \$972                                   |

*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:                         | 271 |
| Number of active listings for rent:      | 20  |
| Number of active listings for sale:      | 14  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 6   |

## Market Information



|                |               |              |               |
|----------------|---------------|--------------|---------------|
| Trump Tower 1: | \$904/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles:   | \$743/sq. ft. | Miami-Dade:  | \$703/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Trump Tower 1 | 5% |
| Sunny Isles   | 5% |
| Miami-Dade    | 3% |

## Avg. Time to Close Over Last 12 Months

|               |          |
|---------------|----------|
| Trump Tower 1 | 125 days |
| Sunny Isles   | 115 days |
| Miami-Dade    | 81 days  |

