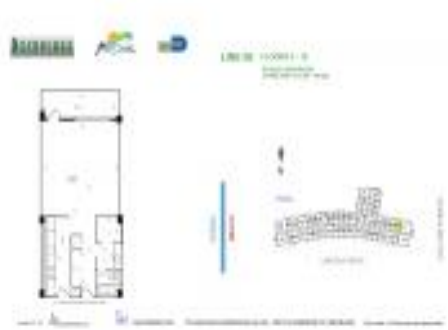


Unit 309 - Decoplage

309 - 100 Lincoln Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11555349
 Status: Active
 Size: 515 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View: Other View
 Rental Price: \$3,000
 List PPSF: \$6
 Valuated Price: \$309,000
 Valuated PPSF: \$600



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: 625
 Number of active listings for rent: 129
 Number of active listings for sale: 43
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

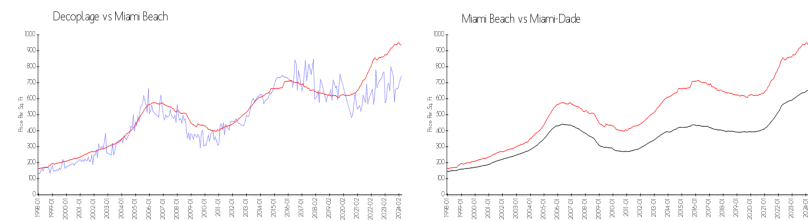


Building Association Information

The Decoplage Condominium Association
 305-672-3594
 property manager : 305.476.9188

<http://www.decoplagecondominium.com/>

Market Information



Decoplage:	\$744/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Decoplage 7%
 Miami Beach 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

Decoplage 130 days
 Miami Beach 97 days
 Miami-Dade 81 days