

# Unit 1405 - Portofino

1405 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11562731  
 Status: Pending  
 Size: 2,340 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View: Water View  
 Rental Price: \$9,000  
 List PPSF: \$4  
 Valuated Price: \$2,983,000  
 Valuated PPSF: \$1,275

*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.*

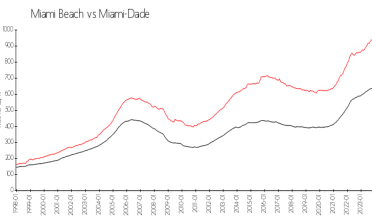
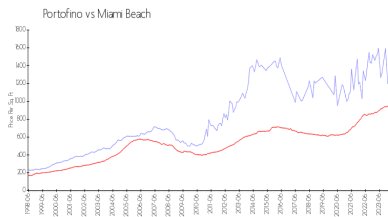
## Building Information

Number of units: 221  
 Number of active listings for rent: 10  
 Number of active listings for sale: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

Portofino Tower Condominiums Association  
 (305) 534-4422

## Market Information



Portofino: \$1425/sq. ft.      Miami Beach: \$937/sq. ft.  
 Miami Beach: \$937/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Portofino: 5%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Portofino: 186 days  
 Miami Beach: 97 days  
 Miami-Dade: 81 days

