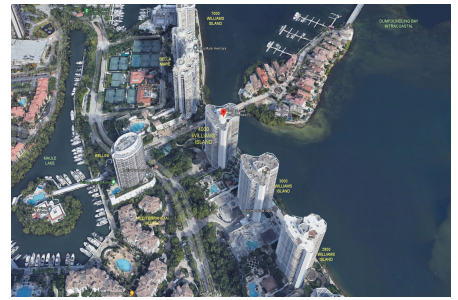


4000 Williams Island

4000 Island Blvd, Aventura, FL, Miami-Dade 33160

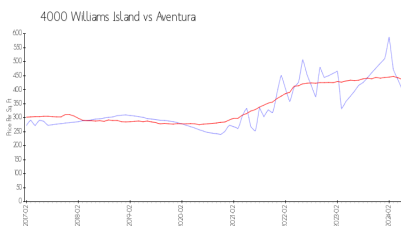
Building Information

Number of units:	180
Number of active listings for rent:	5
Number of active listings for sale:	18
Building inventory for sale:	10%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

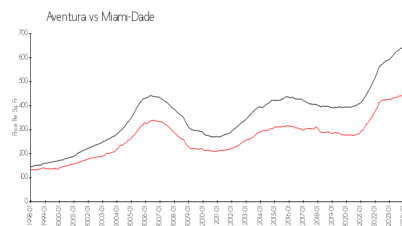


Built in 1985 - 180 units - 31 floors

Market Information



4000 Williams Island: \$402/sq. ft.
Aventura: \$437/sq. ft.



Aventura: \$437/sq. ft.
Miami-Dade: \$705/sq. ft.

Inventory for Sale

4000 Williams Island	10%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

4000 Williams Island	64 days
Aventura	91 days
Miami-Dade	81 days