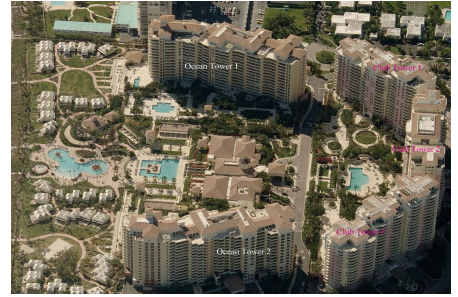


Ocean Tower 2

791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Building Information

Number of units:	111
Number of active listings for rent:	1
Number of active listings for sale:	6
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

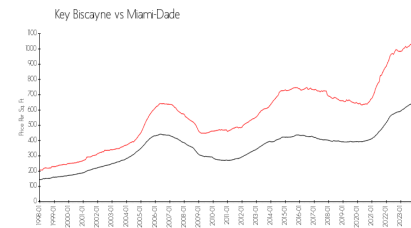
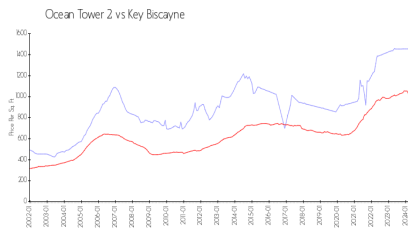


Built in 2001 - 111 units - 16 floors

Ocean Tower two Condominium Association Inc
(305) 365-7775

<http://www.oceanclubkeybiscayne.org/Default.aspx?p=DynamicModule&pageid=301066&ssid=185>

Market Information



Ocean Tower 2: \$1455/sq. ft.
Key Biscayne: \$1025/sq. ft.

Key Biscayne: \$1025/sq. ft.
Miami-Dade: \$703/sq. ft.

Inventory for Sale

Ocean Tower 2	5%
Key Biscayne	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Ocean Tower 2	70 days
Key Biscayne	96 days
Miami-Dade	80 days