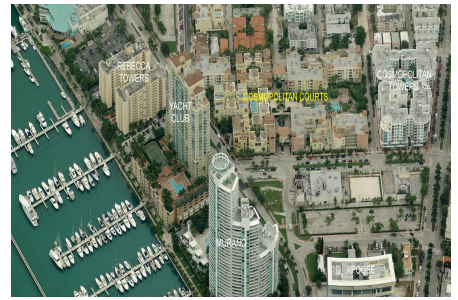


Cosmopolitan Courts

151 Michigan Av, Miami Beach, FL, Miami-Dade 33139

Building Information

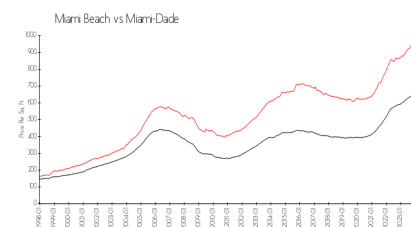
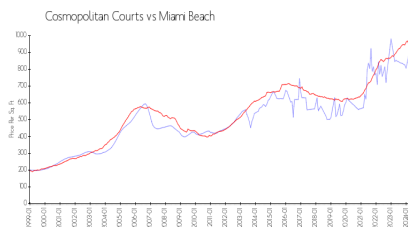
Number of units:	186
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2



Built in 1996 - 186 units - 4 floors

The Courts At South Beach Condominium Association
 101 Alton Road
 Miami Beach, FL 33139-6700
 (305) 673-8420

Market Information



Cosmopolitan Courts: \$879/sq. ft.
 Miami Beach: \$954/sq. ft.

Miami Beach: \$954/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Cosmopolitan Courts	4%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Cosmopolitan Courts	90 days
Miami Beach	98 days
Miami-Dade	80 days