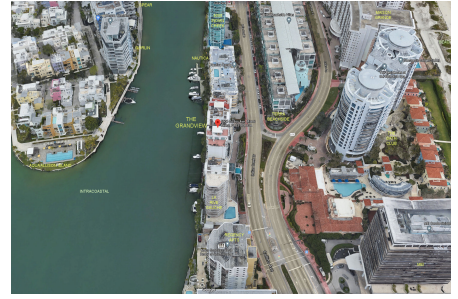


Grandview (The)

5900 Collins Ave, Miami Beach, FL, Miami-Dade 33140

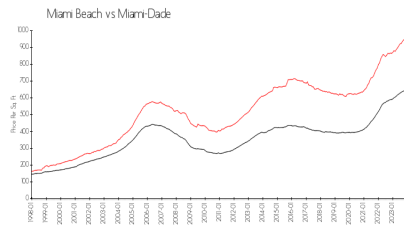
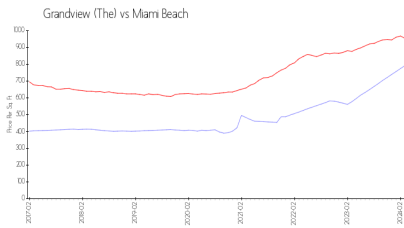
Building Information

Number of units:	122
Number of active listings for rent:	3
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3



Built in 1998 - 122 units - 23 floors

Market Information



Grandview (The): \$792/sq. ft.
Miami Beach: \$954/sq. ft.

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

Inventory for Sale

Grandview (The)	1%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Grandview (The)	110 days
Miami Beach	97 days
Miami-Dade	80 days