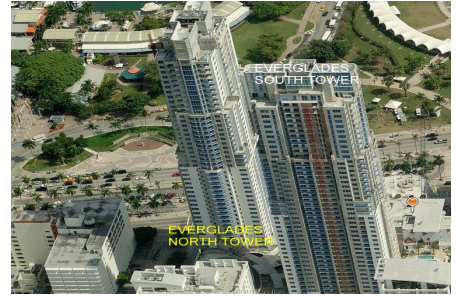


Everglades (North Tower)

244 Biscayne Blvd, Miami, FL, Miami-Dade 33132

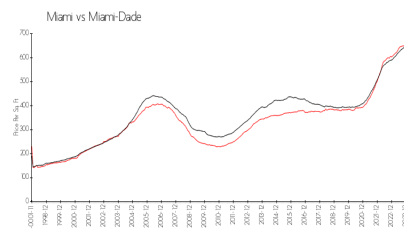
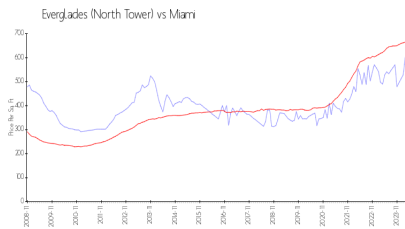
Building Information

Number of units:	411
Number of active listings for rent:	18
Number of active listings for sale:	16
Building inventory for sale:	3%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	8



Built in 2008 - 410 units (870 units in total) - 49 floors

Market Information



Everglades (North Tower):	\$602/sq. ft.
Miami:	\$665/sq. ft.

Miami:	\$665/sq. ft.
Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Everglades (North Tower)	3%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Everglades (North Tower)	59 days
Miami	84 days
Miami-Dade	81 days