

Everglades (South Tower)

253 NE 2 St, Miami, FL, Miami-Dade 33132

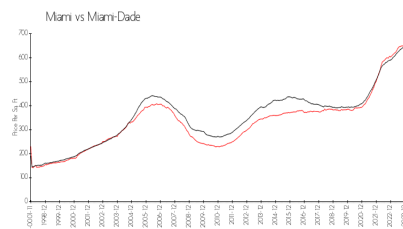
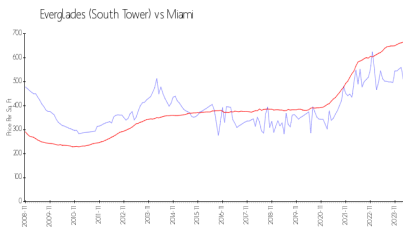
Building Information

Number of units:	440
Number of active listings for rent:	17
Number of active listings for sale:	20
Building inventory for sale:	4%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6



Built in 2008 - 442 units (870 units in total) - 49 floors

Market Information



Everglades (South Tower):	\$510/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Everglades (South Tower)	79 days
Miami	85 days
Miami-Dade	80 days