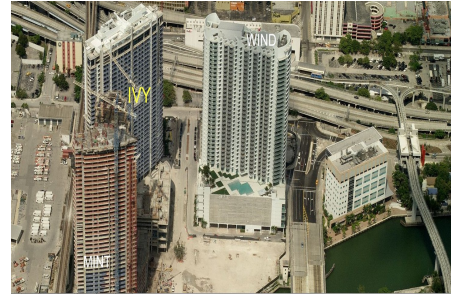


Ivy

90 SW 3 St, Miami, FL, Miami-Dade 33130

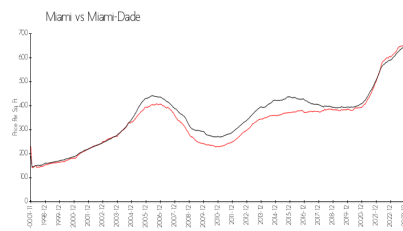
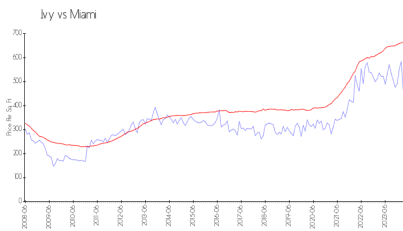
Building Information

Number of units:	504
Number of active listings for rent:	14
Number of active listings for sale:	24
Building inventory for sale:	4%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4



Built in 2008 - 504 units - 46 floors

Market Information



Ivy: \$462/sq. ft.
Miami: \$665/sq. ft.

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

Inventory for Sale

Ivy	4%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Ivy	78 days
Miami	85 days
Miami-Dade	80 days