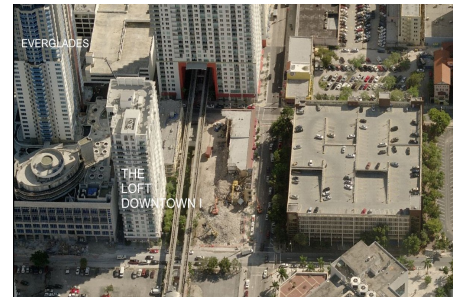


Loft Downtown 1

234 NE 3 St, Miami, FL, Miami-Dade 33132

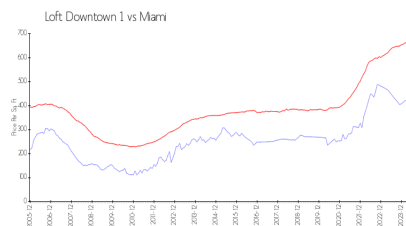
Building Information

Number of units:	194
Number of active listings for rent:	10
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

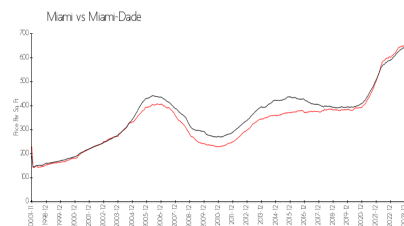


Built in 2005 - 194 units - 23 floors

Market Information



Loft Downtown 1: \$430/sq. ft.
Miami: \$669/sq. ft.



Miami: \$669/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Loft Downtown 1	4%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Loft Downtown 1	66 days
Miami	84 days
Miami-Dade	81 days