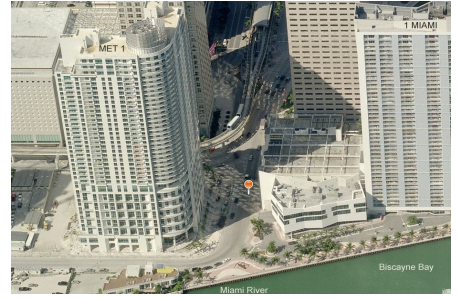


Met 1

300 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

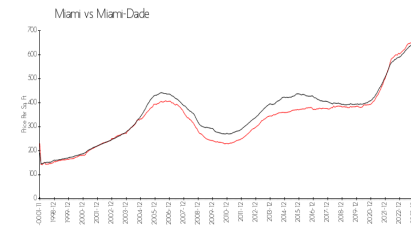
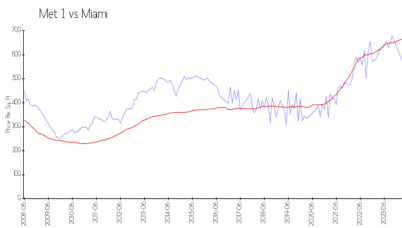
Building Information

Number of units:	447
Number of active listings for rent:	18
Number of active listings for sale:	31
Building inventory for sale:	6%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3



Built in 2008 - 447 units - 40 floors

Market Information



Met 1: \$574/sq. ft.
Miami: \$665/sq. ft.

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

Inventory for Sale

Met 1	6%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Met 1	52 days
Miami	85 days
Miami-Dade	80 days