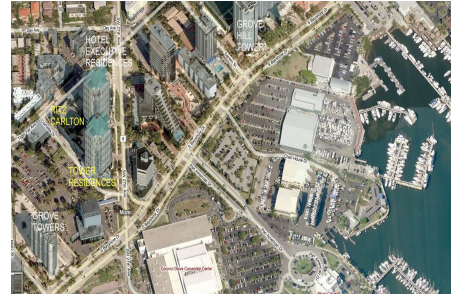


Ritz Carlton Tower Residences

3400 SW 27 Av, Miami, FL, Miami-Dade 33133

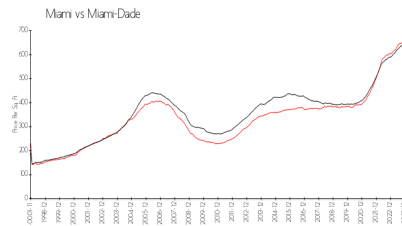
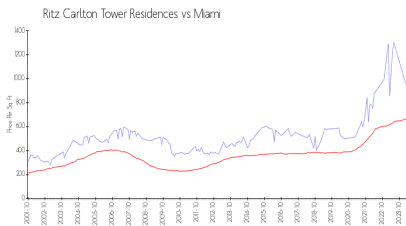
Building Information

Number of units:	124
Number of active listings for rent:	4
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3



Built in 2001 - 124 units - 21 floors

Market Information



Ritz Carlton Tower Residences:	\$936/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Ritz Carlton Tower Residences	3%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Ritz Carlton Tower Residences	46 days
Miami	85 days
Miami-Dade	80 days