

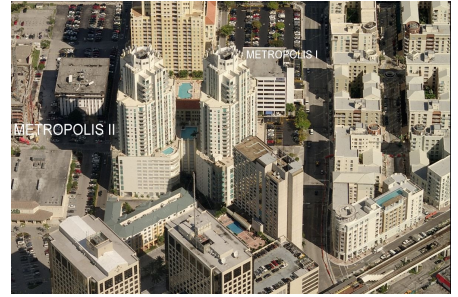
Metropolis 2

9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Building Information

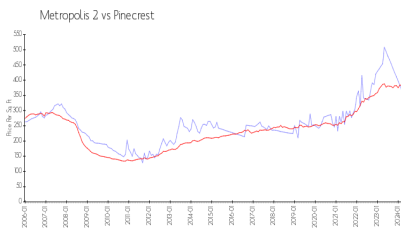
Number of units:	190
Number of active listings for rent:	3
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Metropolis At Dadeland Master Association
(305) 670-1950

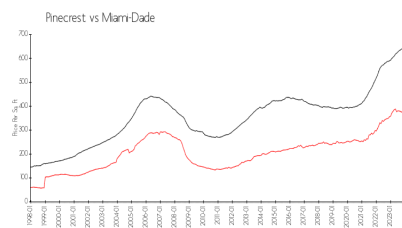


Built in 2006 - 190 units - 25 floors

Market Information



Metropolis 2: \$355/sq. ft.
Pinecrest: \$381/sq. ft.



Pinecrest: \$381/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Metropolis 2	2%
Pinecrest	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Metropolis 2	43 days
Pinecrest	49 days
Miami-Dade	81 days