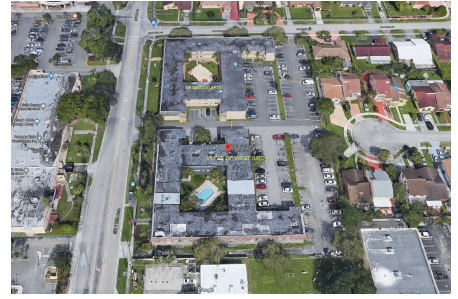


Villas of West Bird

3901 SW 112 Ave, Tamiami, FL, Miami-Dade 33165

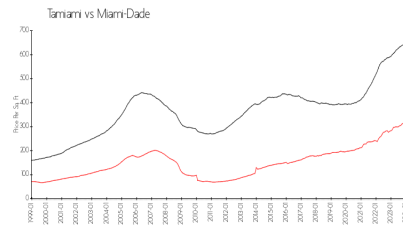
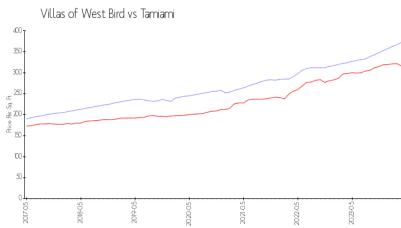
Building Information

Number of units:	52
Number of active listings for rent:	1
Number of active listings for sale:	5
Building inventory for sale:	9%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1



Built in 1969 - 52 units - 2 floors

Market Information



Villas of West Bird: \$373/sq. ft.
Tamiami: \$315/sq. ft.

Tamiami: \$315/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Villas of West Bird	9%
Tamiami	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Villas of West Bird	14 days
Tamiami	31 days
Miami-Dade	81 days