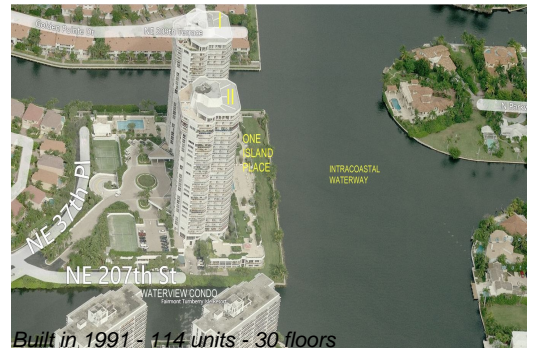


# Unit 2802 - One Island Place II

2802 - 3802 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                 |
|-----------------|-----------------|
| MLS Number:     | A10742553       |
| Status:         | Active          |
| Size:           | 4,690 Sq ft.    |
| Bedrooms:       | 5               |
| Full Bathrooms: | 4               |
| Half Bathrooms: | 1               |
| Parking Spaces: | Covered Parking |
| View:           |                 |
| List Price:     | \$4,295,000     |
| List PPSF:      | \$916           |
| Valuated Price: | \$2,193,000     |
| Valuated PPSF:  | \$468           |



The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

## Building Information

|  |     |
|--|-----|
| Number of units:                         | 114 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 3   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 2   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

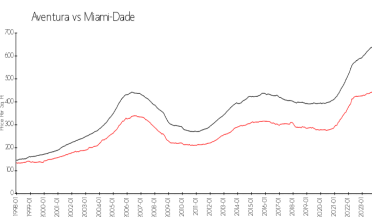
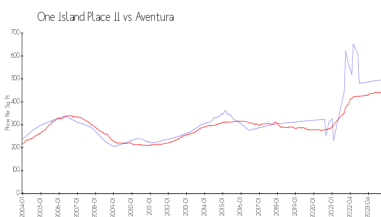
## Building Association Information

One Island Place  
3801 NE 207th St Miami, FL 33180 Phone: (305) 931-079

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| TH1    | 2,990 sq ft | Jan 2024     | \$968,000   | \$324 |
| 1401   | 2,370 sq ft | Jan 2024     | \$1,530,000 | \$646 |

## Market Information



|                      |               |             |               |
|----------------------|---------------|-------------|---------------|
| One Island Place II: | \$405/sq. ft. | Aventura:   | \$444/sq. ft. |
| Aventura:            | \$444/sq. ft. | Miami-Dade: | \$703/sq. ft. |

## Inventory for Sale

|                     |    |
|---------------------|----|
| One Island Place II | 3% |
| Aventura            | 5% |
| Miami-Dade          | 3% |

## Avg. Time to Close Over Last 12 Months

|                     |         |
|---------------------|---------|
| One Island Place II | 70 days |
| Aventura            | 87 days |
| Miami-Dade          | 81 days |