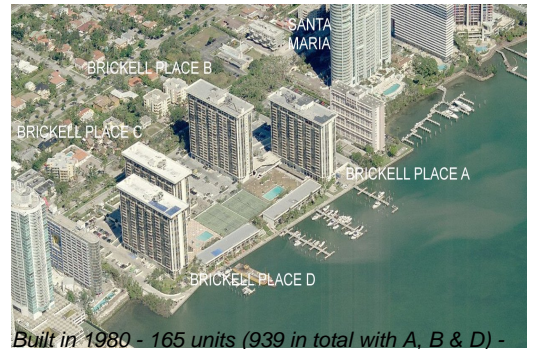


Unit C PH2 - Brickell Place C

C PH2 - 1915 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11431919 |
| Status: | Active |
| Size: | 2,750 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$3,500,000 |
| List PPSF: | \$1,273 |
| Valuated Price: | \$1,768,000 |
| Valuated PPSF: | \$643 |



Built in 1980 - 165 units (939 in total with A, B & D) - 18 floors

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: | 159 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 2 |

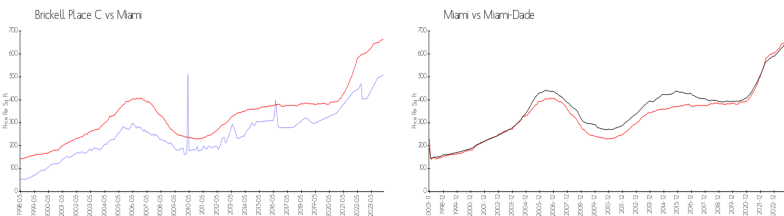
Building Association Information

Brickell Place Phase Two Association
(305) 858-3891

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 801 | 1,567 sq ft | Mar 2024 | \$760,000 | \$485 |
| C1205 | 873 sq ft | Mar 2024 | \$466,000 | \$534 |
| 1402 | 1,007 sq ft | Oct 2023 | \$484,000 | \$481 |
| C504 | 1,746 sq ft | Aug 2023 | \$620,000 | \$355 |
| C809 | 1,005 sq ft | May 2023 | \$476,000 | \$474 |

Market Information



| | | | |
|-------------------|---------------|-------------|---------------|
| Brickell Place C: | \$509/sq. ft. | Miami: | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| Brickell Place C | 1% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

Brickell Place C
Miami
Miami-Dade

67 days
84 days
81 days