

# Unit 123 - Peninsula at International Gardens 1&2

123 - 1300 SW 122 Ave, Tamiami, FL, Miami-Dade 33184

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | A11475030                         |
| Status:         | Active                            |
| Size:           | 1,170 Sq ft.                      |
| Bedrooms:       | 2                                 |
| Full Bathrooms: | 2                                 |
| Half Bathrooms: |                                   |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View:           |                                   |
| List Price:     | \$360,000                         |
| List PPSF:      | \$308                             |
| Valuated Price: | \$322,000                         |
| Valuated PPSF:  | \$275                             |

*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:                         | 196 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 0   |

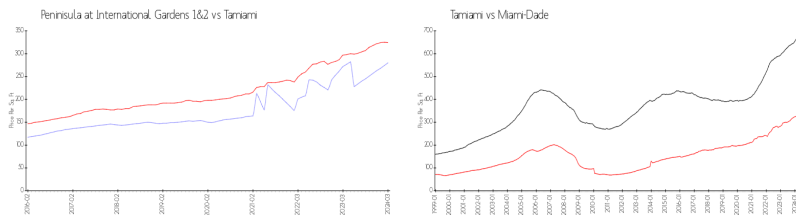
## Building Association Information

Peninsula Association Inc?  
 1350 SW 122nd Ave,  
 Miami, FL 33184  
 (305) 551-3500

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 314    | 1,170 sq ft | Dec 2023     | \$280,000  | \$239 |
| 102-2  | 1,170 sq ft | Dec 2023     | \$277,100  | \$237 |
| 210-2  | 1,170 sq ft | Nov 2023     | \$300,000  | \$256 |
| 315    | 1,170 sq ft | Nov 2023     | \$290,000  | \$248 |
| 117-2  | 1,170 sq ft | Jul 2023     | \$320,000  | \$274 |
| 111A-2 | 855 sq ft   | Jul 2023     | \$320,000  | \$374 |
| 205    | 1,170 sq ft | Jul 2023     | \$299,000  | \$256 |

## Market Information



|   |               |             |               |
|---|---------------|-------------|---------------|
| Peninsula at International Gardens 1&2: | \$280/sq. ft. | Tamiami:    | \$324/sq. ft. |
| Tamiami:                                | \$324/sq. ft. | Miami-Dade: | \$703/sq. ft. |

## Inventory for Sale



|  |    |
|--|----|
| Peninsula at International Gardens 1&2 | 4% |
| Tamiami                                | 2% |
| Miami-Dade                             | 3% |

**Avg. Time to Close Over Last 12 Months**

|  |         |
|--|---------|
| Peninsula at International Gardens 1&2 | 40 days |
| Tamiami                                | 31 days |
| Miami-Dade                             | 81 days |