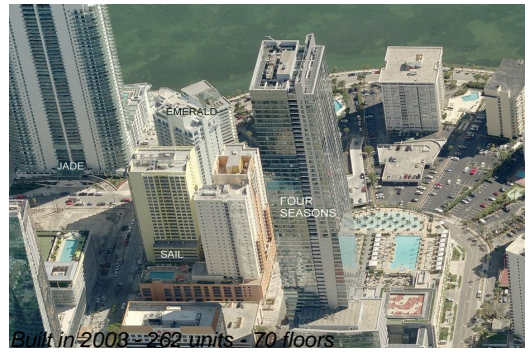


Unit 3412 - Four Seasons

3412 - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11525109
Status:	Active
Size:	1,747 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
Rental Price:	\$18,000
List PPSF:	\$10
Valuated Price:	\$1,395,000
Valuated PPSF:	\$799



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.

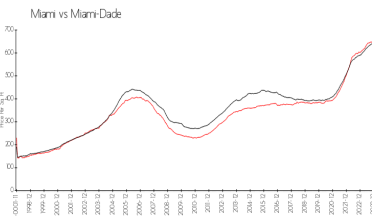
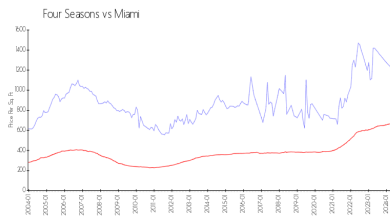
Building Information

Number of units:	263
Number of active listings for rent:	16
Number of active listings for sale:	12
Building inventory for sale:	4%
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:	2

Building Association Information

Four Seasons Condominiums
 Residence: 305.381.3208
 Condo hotel: (305)-381-3081

Market Information



Four Seasons:	\$1224/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Four Seasons	5%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Four Seasons	232 days
Miami	84 days
Miami-Dade	81 days