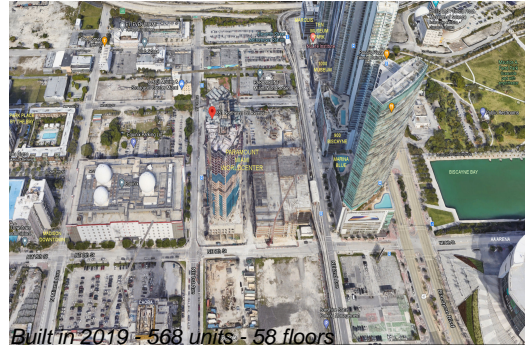


# Unit 5106 - Paramount Miami Worldcenter

5106 - 851 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11552985    |
| Status:         | Active       |
| Size:           | 1,359 Sq ft. |
| Bedrooms:       | 1            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: |              |
| View:           |              |
| Rental Price:   | \$5,850      |
| List PPSF:      | \$4          |
| Valuated Price: | \$1,052,000  |
| Valuated PPSF:  | \$774        |

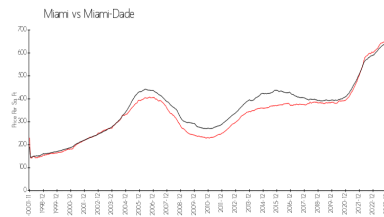
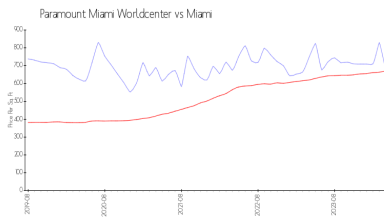


*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

|  |     |
|--|-----|
| Number of units:                         | 568 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 74  |
| Building inventory for sale:             | 13% |
| Number of sales over the last 12 months: | 36  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 6   |

## Market Information



|                              |               |             |               |
|------------------------------|---------------|-------------|---------------|
| Paramount Miami Worldcenter: | \$675/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:                       | \$669/sq. ft. | Miami-Dade: | \$698/sq. ft. |

## Inventory for Sale

|                             |     |
|-----------------------------|-----|
| Paramount Miami Worldcenter | 13% |
| Miami                       | 4%  |
| Miami-Dade                  | 3%  |

## Avg. Time to Close Over Last 12 Months

|                             |          |
|-----------------------------|----------|
| Paramount Miami Worldcenter | 130 days |
| Miami                       | 84 days  |
| Miami-Dade                  | 81 days  |