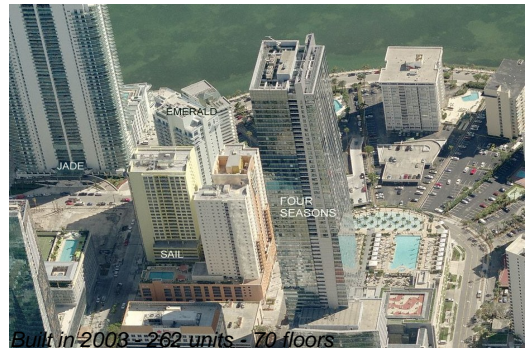


Unit 3505 - Four Seasons

3505 - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11580397
Status:	Active
Size:	611 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
Rental Price:	\$5,000
List PPSF:	\$8
Valuated Price:	\$483,000
Valuated PPSF:	\$791



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.

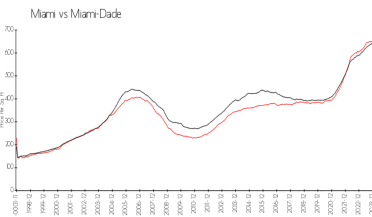
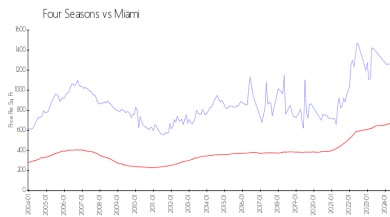
Building Information

Number of units:	263
Number of active listings for rent:	16
Number of active listings for sale:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

Building Association Information

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

Market Information



Four Seasons:	\$1265/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Four Seasons	6%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Four Seasons	157 days
Miami	83 days
Miami-Dade	82 days