

# Unit PH108 - Neo Lofts

PH108 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11589583
Status:	Active
Size:	1,418 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Guest Parking,Valet Parking
View:	River
Rental Price:	\$4,200
List PPSF:	\$3
Valuated Price:	\$752,000
Valuated PPSF:	\$530

*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.*

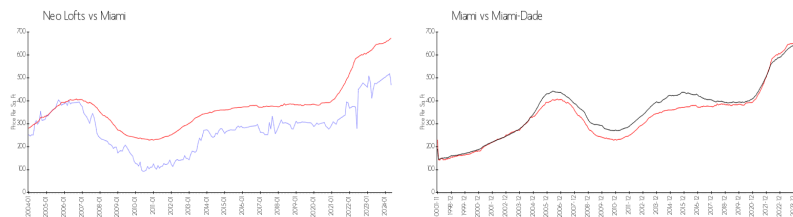
## Building Information

Number of units:	199
Number of active listings for rent:	12
Number of active listings for sale:	12
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

Neo Lofts Condominium Association, Inc  
(305) 324-6958 & (305) 324-6445

## Market Information



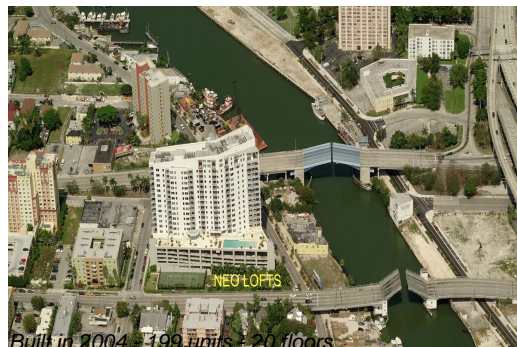
Neo Lofts:	\$470/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Neo Lofts	6%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Neo Lofts	25 days
Miami	83 days
Miami-Dade	82 days



Built in 2004 - 199 units - 20 floors