

Unit 803 - Neo Lofts

803 - 10 SW S River Dr, Miami, FL, Miami-Dade 33130

Unit Information

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| MLS Number: | A11592673 |
| Status: | Active |
| Size: | 1,073 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Spaces,Covered Parking,Valet Parking |
| View: | |
| Rental Price: | \$3,450 |
| List PPSF: | \$3 |
| Valuated Price: | \$495,000 |
| Valuated PPSF: | \$461 |

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.

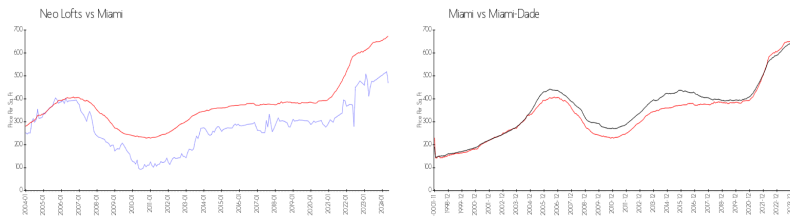
Building Information

| | |
|--|-----|
| Number of units: | 199 |
| Number of active listings for rent: | 12 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 5 |
| 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 | 7% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

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|------------|---------|
| Neo Lofts | 27 days |
| Miami | 83 days |
| Miami-Dade | 81 days |

