

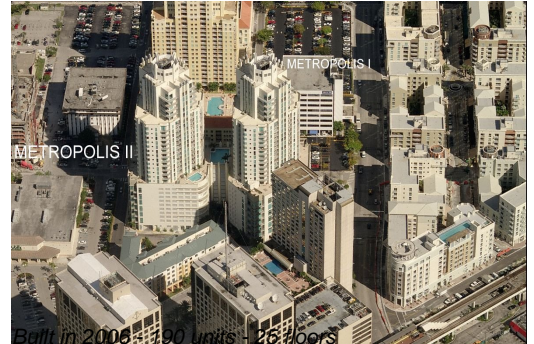
Unit 2009 - Metropolis 2

2009 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number:	A11606617
Status:	Rented
Size:	1,467 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	Other View
Rental Price:	\$3,500
List PPSF:	\$2
Valuated Price:	\$520,000
Valuated PPSF:	\$354

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.



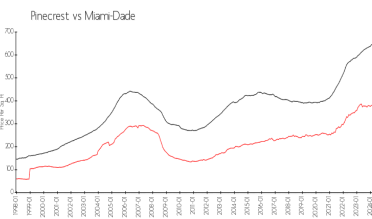
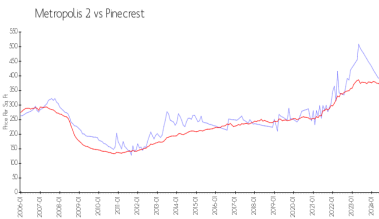
Building Information

Number of units:	190
Number of active listings for rent:	11
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

Building Association Information

Metropolis At Dadeland Master Association
(305) 670-1950

Market Information



Metropolis 2:	\$348/sq. ft.	Pinecrest:	\$371/sq. ft.
Pinecrest:	\$371/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Metropolis 2	4%
Pinecrest	3%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Metropolis 2	51 days
Pinecrest	53 days
Miami-Dade	84 days