

Unit 2403 - Loft Downtown 2

2403 - 133 NE 2 Av, Miami, FL, Miami-Dade 33132



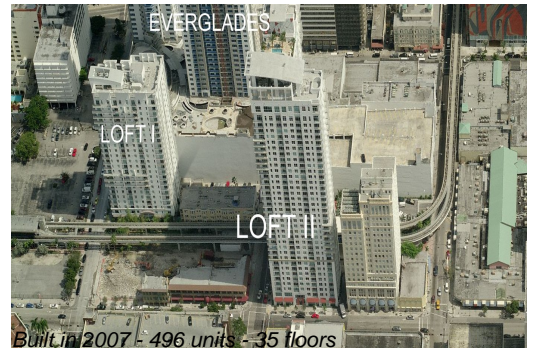
Unit Information

MLS Number: A11607558
 Status: Active
 Size: 646 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View: Other View, Water View
 Rental Price: \$2,650
 List PPSF: \$4
 Valuated Price: \$320,000
 Valuated PPSF: \$495

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

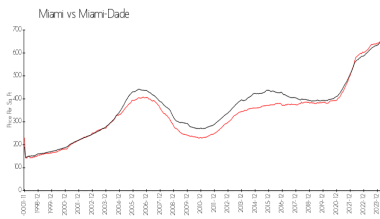
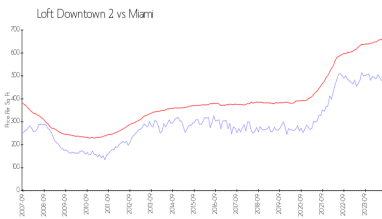
Number of units: 496
 Number of active listings for rent: 34
 Number of active listings for sale: 23
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 3



Building Association Information

The loft Downtown Condominium Association Inc
(305) 704-7633

Market Information



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|------------------|---------------|-------------|---------------|
| Loft Downtown 2: | \$471/sq. ft. | Miami: | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

Loft Downtown 2: 5%
 Miami: 4%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Loft Downtown 2: 79 days
 Miami: 85 days
 Miami-Dade: 84 days