

# Unit 3411 - Epic

3411 - 200 Biscayne Blvd Way, Miami, FL, Miami-Dade 33131

## Unit Information

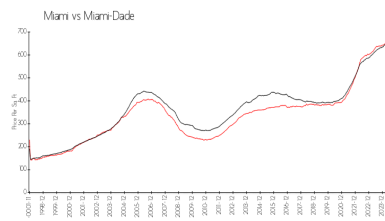
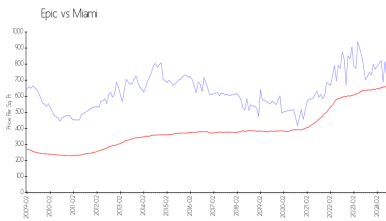
|                 |               |
|-----------------|---------------|
| MLS Number:     | A11614493     |
| Status:         | Pending       |
| Size:           | 822 Sq ft.    |
| Bedrooms:       | 1             |
| Full Bathrooms: | 1             |
| Half Bathrooms: | 1             |
| Parking Spaces: | Valet Parking |
| View:           |               |
| Rental Price:   | \$4,250       |
| List PPSF:      | \$5           |
| Valuated Price: | \$493,000     |
| Valuated PPSF:  | \$600         |

*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:                         | 342 |
| Number of active listings for rent:      | 29  |
| Number of active listings for sale:      | 30  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 18  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 3   |

## Market Information



|        |               |             |               |
|--------|---------------|-------------|---------------|
| Epic:  | \$844/sq. ft. | Miami:      | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$696/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| Epic       | 9% |
| Miami      | 4% |
| Miami-Dade | 4% |

## Avg. Time to Close Over Last 12 Months

|            |          |
|------------|----------|
| Epic       | 165 days |
| Miami      | 85 days  |
| Miami-Dade | 84 days  |



MIAMI 2008 - 342 units - 54 floors