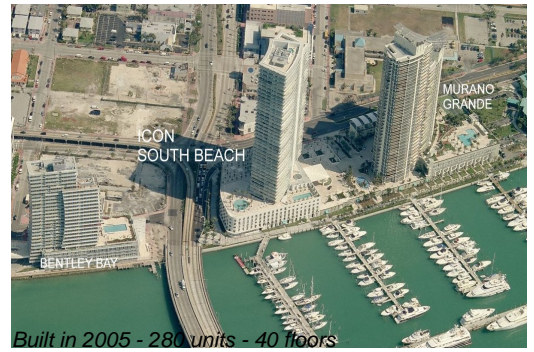


Unit PH1 - Icon South Beach

PH1 - 450 Alton Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11634986
 Status: Active
 Size: 9,039 Sq ft.
 Bedrooms: 7
 Full Bathrooms: 7
 Half Bathrooms: 2
 Parking Spaces: Parking Garage
 View: Bay,Ocean View,Water View
 Rental Price: \$169,000
 List PPSF: \$19
 Valuated Price: \$19,487,000
 Valuated PPSF: \$2,156



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

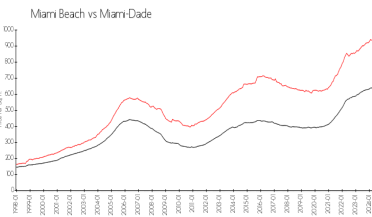
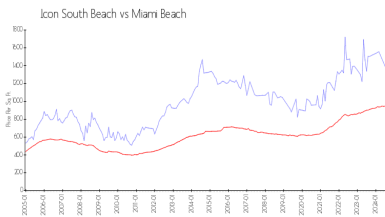
Number of units: 280
 Number of active listings for rent: 19
 Number of active listings for sale: 10
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 4

Building Association Information

Icon South Beach Condominium
 305-604-2088

<http://www.iconsouthbeach.com/main.htm>

Market Information



Icon South Beach:	\$1312/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Icon South Beach 4%
 Miami Beach 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Icon South Beach 178 days
 Miami Beach 102 days
 Miami-Dade 86 days