

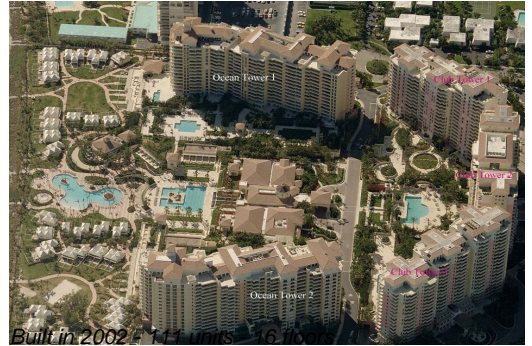
Unit 108 - Ocean Tower 1

108 - 799 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11658252
Status:	Pending
Size:	3,186 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Electric Vehicle Charging Station
View:	
Rental Price:	\$16,500
List PPSF:	\$5
Valuated Price:	\$3,872,000
Valuated PPSF:	\$1,215

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

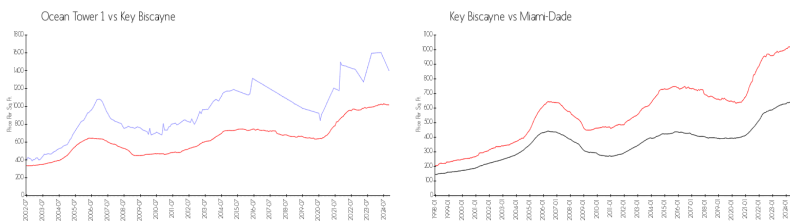
Number of units:	111
Number of active listings for rent:	5
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

Ocean Tower One Condominium Association
305-365-0090

<http://www.oceanclubkeybiscayne.org/Default.aspx?p=DynamicModule&pageid=301066&ssid=185>

Market Information



Ocean Tower 1:	\$1396/sq. ft.	Key Biscayne:	\$1017/sq. ft.
Key Biscayne:	\$1017/sq. ft.	Miami-Dade:	\$693/sq. ft.

Inventory for Sale

Ocean Tower 1	2%
Key Biscayne	3%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Ocean Tower 1	420 days
Key Biscayne	96 days
Miami-Dade	88 days