

# Unit 1202 - Atlantic 2 @ the Point

1202 - 21150 Point PI, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11690708                               |
| Status:         | Active                                  |
| Size:           | 2,190 Sq ft.                            |
| Bedrooms:       | 2                                       |
| Full Bathrooms: | 2                                       |
| Half Bathrooms: | 1                                       |
| Parking Spaces: | 1 Space                                 |
| View:           | Intracoastal View,Ocean View,Water View |
| Rental Price:   | \$6,500                                 |
| List PPSF:      | \$3                                     |
| Valuated Price: | \$795,000                               |
| Valuated PPSF:  | \$363                                   |

*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

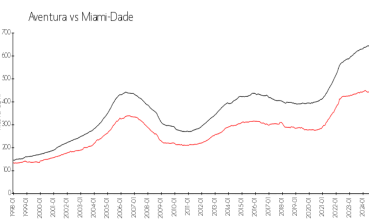
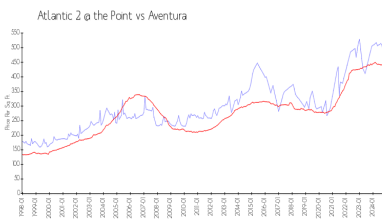
|  |     |
|--|-----|
| Number of units:                         | 166 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

Atlantic II Condo Owner's Association  
305-933-9323

<http://www.atlanticiiatthepoint.com/>

## Market Information



|                         |               |             |               |
|-------------------------|---------------|-------------|---------------|
| Atlantic 2 @ the Point: | \$448/sq. ft. | Aventura:   | \$426/sq. ft. |
| Aventura:               | \$426/sq. ft. | Miami-Dade: | \$688/sq. ft. |

## Inventory for Sale

|                        |    |
|------------------------|----|
| Atlantic 2 @ the Point | 2% |
| Aventura               | 7% |
| Miami-Dade             | 5% |

## Avg. Time to Close Over Last 12 Months

|                        |          |
|------------------------|----------|
| Atlantic 2 @ the Point | 64 days  |
| Aventura               | 107 days |
| Miami-Dade             | 90 days  |

