

# Unit 604 - Grandview (The)

604 - 5900 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

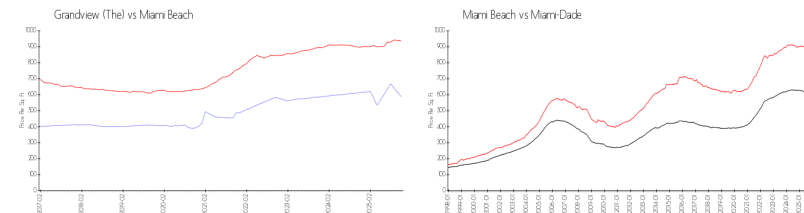
|                 |               |
|-----------------|---------------|
| MLS Number:     | A11882837     |
| Status:         | Active        |
| Size:           | 970 Sq ft.    |
| Bedrooms:       | 2             |
| Full Bathrooms: | 2             |
| Half Bathrooms: | 0             |
| Parking Spaces: | Valet Parking |
| View:           | Other View    |
| Rental Price:   | \$7,000       |
| List PPSF:      | \$7           |
| Valuated Price: | \$522,000     |
| Valuated PPSF:  | \$538         |

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:                         | 122 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Market Information



|                  |               |              |               |
|------------------|---------------|--------------|---------------|
| Grandview (The): | \$589/sq. ft. | Miami Beach: | \$939/sq. ft. |
| Miami Beach:     | \$939/sq. ft. | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Grandview (The) | 8% |
| Miami Beach     | 4% |
| Miami-Dade      | 4% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| Grandview (The) | 72 days |
| Miami Beach     | 94 days |
| Miami-Dade      | 77 days |



Built in 1998 - 122 units - 23 floors