

Comparative Market Analysis

"This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation ."



Researched and prepared by
Ekaterina Lavrova

Subject Property

Prepared exclusively for

Prepared on
May 15, 2022



Ekaterina Lavrova

Julies Realty, LLC

1700 Kennedy Causeway suite 160

North Bay Village, FL 33141

786-263-3520

MiamiCondoNews@gmail.com

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active With Contract Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1228 West Ave #506	\$335,000	1	2	750		03/23/2022	
1228 West Ave #515	\$479,000	1	2	940		04/22/2022	
Averages:	\$407,000	1.0	2.0	845			

Closed Listings

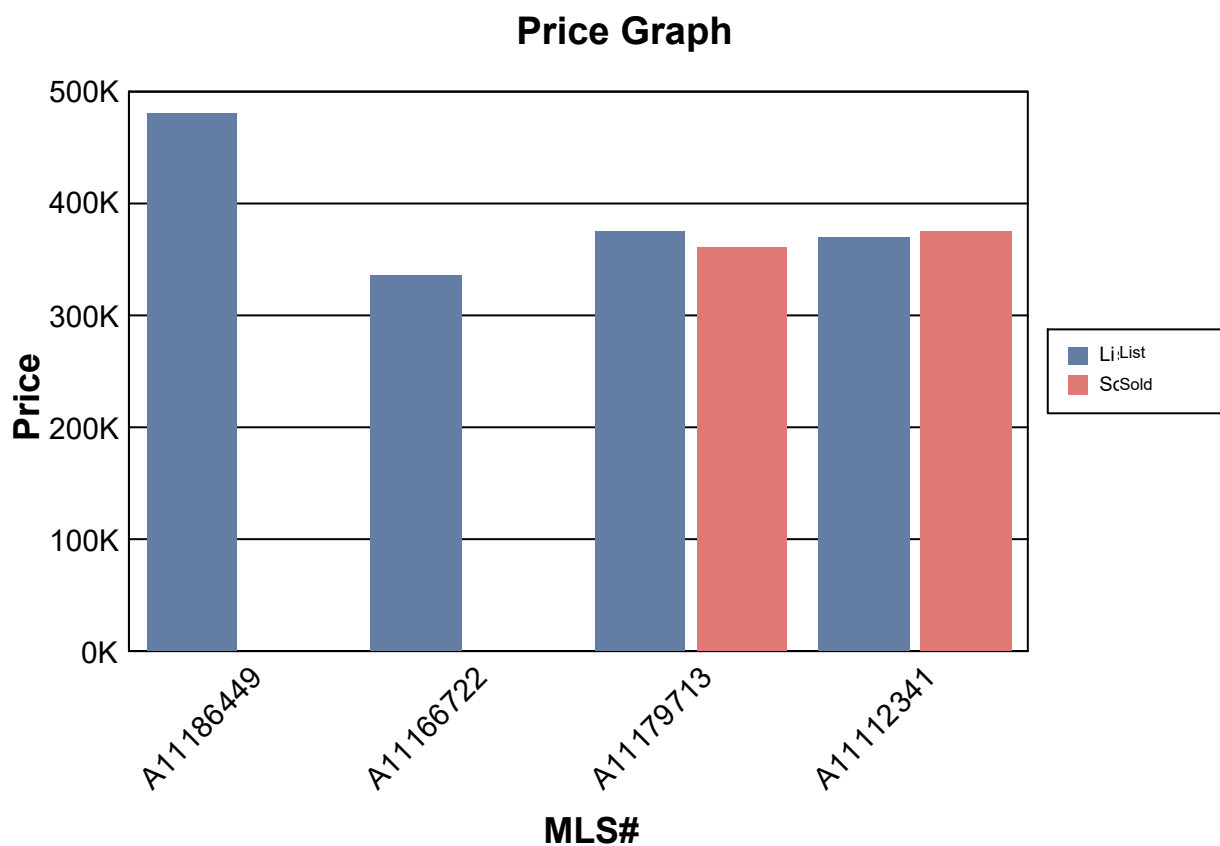
Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1228 West Ave #1510	\$360,000	1	2	860		04/14/2022	7
1228 West Ave #709	\$375,000	1	2	930		04/07/2022	147
Averages:	\$367,500	1.0	2.0	895			77

	Low	Median	Average	High	Count
Comparable Price	\$335,000	\$367,500	\$387,250	\$479,000	4
Adjusted Comparable Price	\$335,000	\$367,500	\$387,250	\$479,000	4



List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





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 MiamiCondoNews@gmail.com
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CMA Pro Report

These pages give a general overview of the selected properties.

Active With Contract Properties

1228 West Ave #506, Miami Beach 33139



MLS #:	A11166722	Status:	AC	Beds:	1	L Price:	\$335,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:			
Subdivision:	BAYVIEW TERR CONDO	Age:	1971	Pool:			
Complex:	BAYVIEW TERRACE	LA SqFt:	750	TA SqFt:	750		
Parking:	1 Space, Assigned Parking, Covered Parking	Tax Amt:	\$4,369	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Bay Front, Intracoastal Front				

Rmks: **Bright & spacious 1 bedroom/1.5 bathroom condo in Bayview Terrace featuring floor-to-ceiling windows, high ceilings, and generous closets with two walk-in closets in the bedroom. Exquisite Bay & Miami skyline views from the balcony, with easy access from both bedroom & living room. Completely renovated common areas with a well-equipped gym and waterfront swimming pool. Building amenities include a 24-hour concierge. Conveniently located on West Avenue, walking distance to Lincoln Road, Trader Joe's, Whole Foods, Flamingo Park, and easy access to Miami Beach causeways.**

1228 West Ave #515, Miami Beach 33139



MLS #:	A11186449	Status:	AC	Beds:	1	L Price:	\$479,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:			
Subdivision:	BAYVIEW TERR CONDO	Age:	1971	Pool:			
Complex:	BAYVIEW TERR CONDO	LA SqFt:	940	TA SqFt:	940		
Parking:	1 Space, Covered Parking, Deeded Parking	Tax Amt:	\$4,245	Tax Year:	2021	Tax Info:	Tax Reflects Homestead Tax
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Enjoy amazing Bayview and Sunset from this oversize 1-Bed + Den and 1.5 bath Apt that can be converted into a two-bedroom, two-bath apt. This unit offers the perfect combination of Beauty, Function, View, and Location; no detail has been spared; this meticulously renovated apartment offers an exquisite level of craftsmanship & quality of material, located in the desirable West Ave area, near Lincoln Rd and Beach. This unit features an open floor plan, a spacious main bedroom with two walk-in closets, and new hi-impact floor-to-ceiling windows. The newly remodeled Bayview offers a quiet sophistication while maintaining full-service amenities, including a 24-hour attendant, Bayfront fitness facility, heated pool, dockage, storage, bike storage, parking, premium cable, and internet.**



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Closed Properties

1228 West Ave #1510, Miami Beach 33139



MLS #:	A11179713	Status:	CS	Beds:	1	L Price:	\$375,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:	03/21/2022		
Subdivision:	BAYVIEW TERR CONDO	Age:	1971				
Complex:	BAYVIEW TERR CONDO	Pool:					
Parking:	1 Space, Assigned Parking, Covered Parking	LA SqFt:	860				
		TA SqFt:	860				
Tax Amt:	\$5,505	Tax Year:	2021	Tax Info:	Tax Reflects No Homestead Tax		
Waterfront:		Wtrfrnt Dsc:	Bay Front, Seawall				

Rmks: **This unique penthouse offers soaring wide-open views across South Beach and the Atlantic Ocean! This large one bedroom 1.5 baths has an unique open floor plan, both Livingroom and Main bedroom open to a large terrace; the prime bedroom has two large walk-in closets and a linen closet. The newly remodeled Bayview Terrace offers a quiet sophistication while maintaining full-service amenities, including 24-hour attendant, Bayfront fitness facility, heated swimming pool, dockage, individual storage, bike storage, parking, premium cable, and internet. The seller has paid all assessments.**

1228 West Ave #709, Miami Beach 33139



MLS #:	A11112341	Status:	CS	Beds:	1	L Price:	\$368,500
County:	Miami-Dade County	Baths:	1 / 1	L Date:	10/21/2021		
Subdivision:	BAYVIEW TERRACE CONDO	Age:	1971				
Complex:	Bayview Terrace	Pool:					
Parking:	Assigned Parking	LA SqFt:	930				
		TA SqFt:	930				
Tax Amt:	\$4,923	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **We're pleased to present the opportunity to acquire a Rare gem property in a highly demanded Miami Beach, FL. Including 1 bedrooms and 1 1/2 bathrooms, great city view and you are going to enjoy the 950 sq ft apt in South Beach. Nested on the bay, pool, security and gym facilities, minutes to beach, Lincoln rd., public transportation, and public park. Don't miss this great opportunity**

CMA Pro Report

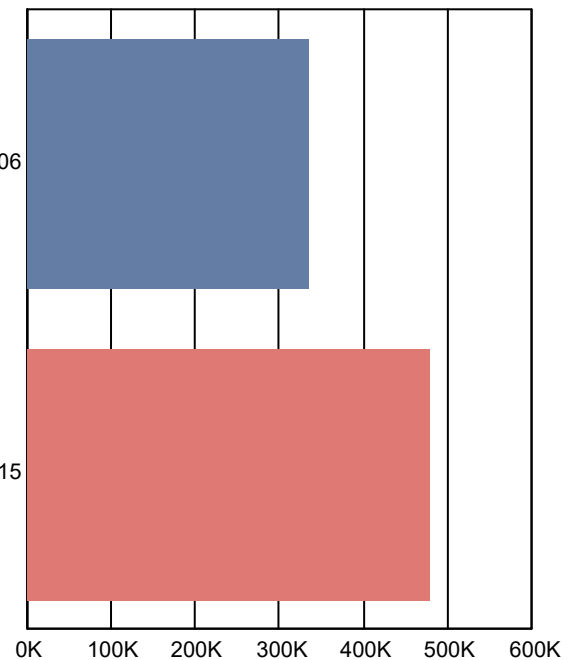
These pages give a general overview of the selected properties.

Active With Contract Properties

Total # of Listings	2
Lowest Price	\$335,000
Highest Price	\$479,000
Average Price	\$407,000
Avg. Price/SqFt	\$478.12

1228 West Ave #506

1228 West Ave #515





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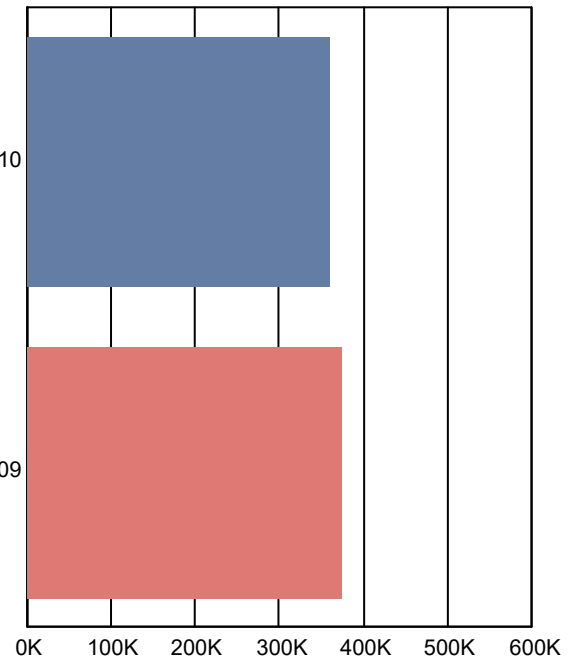
These pages give a general overview of the selected properties.

Closed Properties

Total # of Listings	2
Lowest Price	\$360,000
Highest Price	\$375,000
Average Price	\$367,500
Avg. Price/SqFt	\$410.92

1228 West Ave #1510

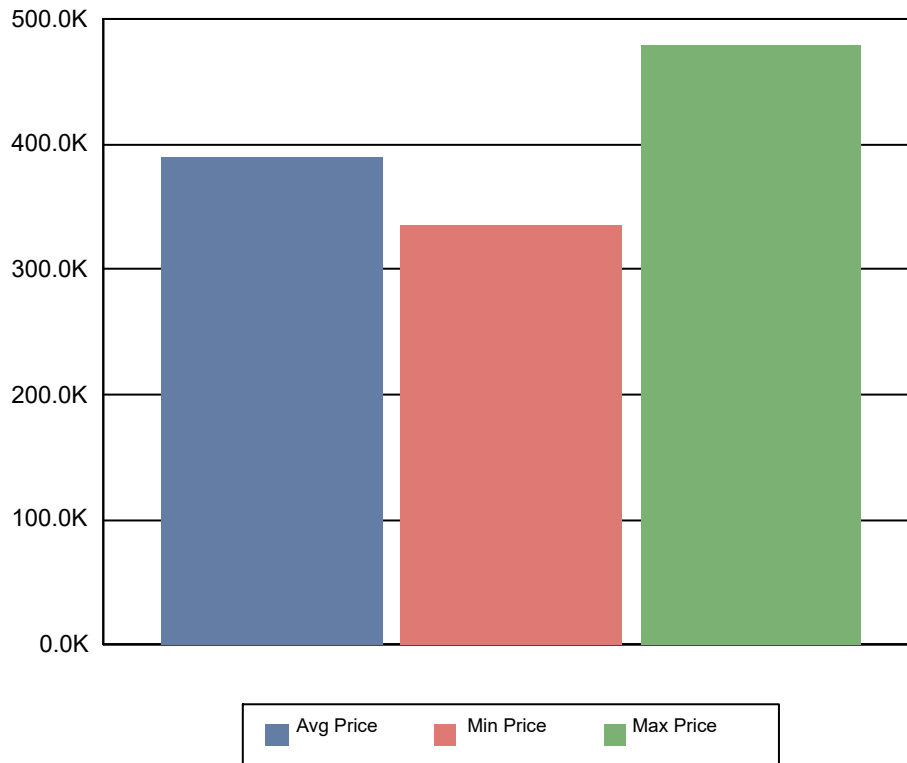
1228 West Ave #709



CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Active With Contract	\$335,000	\$479,000	\$407,000	\$478.12
Closed	\$360,000	\$375,000	\$367,500	\$410.92
Totals/Averages	\$335,000	\$479,000	\$387,250	\$444.52

Property Summary

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
Active With Contract							
	1228 West Ave #506	1	2 (1 1)	750	\$335,000		
	1228 West Ave #515	1	2 (1 1)	940	\$479,000		

Closed

CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
	1228 West Ave #1510	1	2 (1 1)	860	\$375,000		
	1228 West Ave #709	1	2 (1 1)	930	\$368,500		