

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
July 01, 2022



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Summary of Comparable Listings

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

Active Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	List Date	DOM
520 West Ave #1704	\$1,285,000	2	2	1,210		04/18/2022	
520 West Ave #1903	\$1,350,000	1	2	1,175		05/25/2022	
520 West Ave #1002	\$1,999,000	2	2	1,499		06/09/2022	
520 West Ave #1502	\$2,300,000	2	3	1,929		05/27/2022	
520 West Ave #2101	\$2,449,000	3	4	1,994		06/16/2022	
Averages:	\$1,876,600	2.0	2.6	1,561			

Active With Contract Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
520 West Ave #1103	\$689,000	1	1	776		05/23/2022	
Averages:	\$689,000	1.0	1.0	776			

Closed Listings

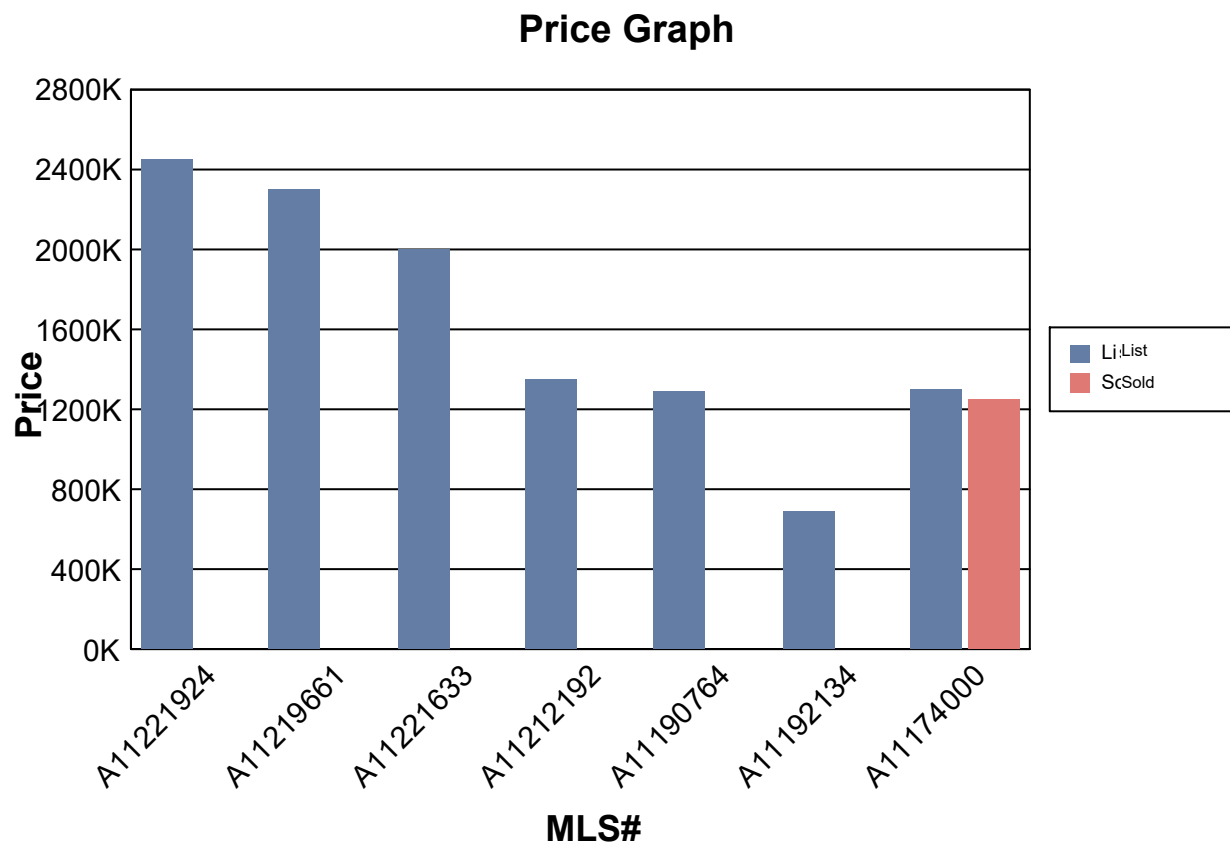
Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
520 West Ave #1703	\$1,245,440	2	2	1,175		06/01/2022	8
Averages:	\$1,245,440	2.0	2.0	1,175			8

	Low	Median	Average	High	Count
Comparable Price	\$689,000	\$1,350,000	\$1,616,777	\$2,449,000	7
Adjusted Comparable Price	\$689,000	\$1,350,000	\$1,616,777	\$2,449,000	7



List Price and Sale Price

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





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CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

520 West Ave #1704, Miami Beach 33139



MLS #:	A11190764	Status:	A	Beds:	2	L Price:	\$1,285,000
County:	Miami-Dade County	Baths:	2 / 0	L Date:			
Subdivision:	THE BENTLEY BAY CONDO	Age:	2004	Pool:			
Complex:	THE BENTLEY BAY CONDO	LA SqFt:	1,210	TA SqFt:	1,210		
Parking:	1 Space	Tax Amt:	\$7,774	Tax Year:	2021	Tax Info:	Tax Reflects No Homestead Tax

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Stunning corner 2 bed/ 2 bath unit in Bentley Bay South Tower with direct unobstructed bay and Downtown skyline views. Enjoy gorgeous views of the bay and ocean from the large corner balcony. Unit features a spacious living area, blackout shades throughout, walk in closet in the primary suite, and 9 foot ceilings throughout. Residents appreciate 24 hour security, concierge, valet and A-class amenities including an infinity edge pool, two jacuzzies, sauna & steam room and newly renovated fitness center. Directly across from the new 3-acre West Ave Miami Beach Park.**

520 West Ave #1903, Miami Beach 33139



MLS #:	A11212192	Status:	A	Beds:	1	L Price:	\$1,350,000
County:	Miami-Dade County	Baths:	2 / 0	L Date:			
Subdivision:	THE BENTLEY BAY CONDO	Age:	2004	Pool:			
Complex:	the bentley bay	LA SqFt:	1,175	TA SqFt:	1,175		
Parking:	1 Space, Covered Parking, Valet Parking	Tax Amt:	\$13,209	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Enjoy a spectacular wide bay view of the Miami Skyline in this gorgeous 1 bedroom and den with 2 full bathrooms. This unit has beautiful kitchen, walk in closets, and a jacuzzi tub. There is great lighting and amazing modern furnishings. The Bentley Bay is close proximity to grocery stores, dining and the South Beach neighborhood. There is a beautiful pool, gym with updated equipment, front desk attendants, and valet services.**



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520 West Ave #1002, Miami Beach 33139



MLS #:	A11221633	Status:	A	Beds:	2	L Price:	\$1,999,000
County:	Miami-Dade County	Baths:	2 / 0	L Date:			
Subdivision:	THE BENTLEY BAY CONDO	Age:	2004	Pool:			
Complex:	The Bentley Bay Condo	LA SqFt:	1,499	TA SqFt:	1,499		
Parking:	Covered Parking, Deeded Parking	Tax Amt:	\$14,140	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Absolutely stunning panoramic bay views from this special residence located at The Bentley Bay condo. This 2bd 2ba + den property features master bathroom spa bath with steam room and rain shower. The kitchen features top of the line Subzero and Gaggenau appliances. The custom closets are fitted with exotic zebra wood and millwork. The floors are Luxor marble throughout. The unit has been upgraded with a state of the art smart home Creston system with mirror TV, 140" projector screen, and electric blinds. The building features infinity pool, jacuzzi, resort-style poolside service, and luxurious fitness center. There is a private marina conveniently located behind the building.**

520 West Ave #1502, Miami Beach 33139



MLS #:	A11219661	Status:	A	Beds:	2	L Price:	\$2,300,000
County:	Miami-Dade County	Baths:	3 / 0	L Date:			
Subdivision:	THE BENTLEY BAY CONDO	Age:	2004	Pool:			
Complex:	THE BENTLEY BAY CONDO	LA SqFt:	1,929	TA SqFt:	1,929		
Parking:	1 Space, Guest Parking, Valet Parking	Tax Amt:	\$20,207	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax
Waterfront:		Wtrfrnt Dsc:	Bay Front, Intracoastal Front, Ocean Access				

Rmks: **Located at the Bentley Bay this contemporary 2BR/3BA unit includes a den & features a terrace that runs the entire length of the unit providing breathtaking wide bay & sunset views over the Miami Skyline. The 1,929 SF unit offers fine stone floors, open flow through living & dining layout, motorized shades, plus a beautiful kitchen with top-of-the-line-appliances & washer and dryer. The principal suite boasts direct bay views, dual walk-in closets & bathroom w/Jacuzzi tub & glass/marble shower. Additionally, a large guest room has a walk-in closet, private balcony & en-suite bathroom. Building amenities include: pool overlooking the bay, Jacuzzi, full gym, steam room/sauna, concierge services, & valet parking. Great location minutes to the beach, fine dining, shopping, & downtown Miami.**



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Active Properties

520 West Ave #2101, Miami Beach 33139



MLS #:	A11221924	Status:	A	Beds:	3	L Price:	\$2,449,000
County:	Miami-Dade County	Baths:	3 / 1	L Date:			
Subdivision:	THE BENTLEY BAY CONDO	Age:	2004				
Complex:	Bentley Bay	Pool:					
Parking:	2 Or More Spaces, Valet Parking	LA SqFt:	1,994				
		TA SqFt:	1,994				
Tax Amt:	\$27,012	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Completely renovated to perfection, this open floor plan 3-bed/3.5-bath is the highest available in the luxurious bay-front Bentley Bay South, boasting 180-degree direct bay, Downtown Miami skyline, ocean and city views, maximized by its floor-to-ceiling windows and wrap-around balcony. Among all the upgrades, this unit also features top-of-the-line appliances, white porcelain floors throughout, drapes and electronic window treatment in every room, and so much more. The Bentley Bay is a resort-like condominium, offering pool, state-of-the-art gym, valet, and is across the street from the coming-soon 3-acre Canopy Park.**

Active With Contract Properties

520 West Ave #1103, Miami Beach 33139



MLS #:	A11192134	Status:	AC	Beds:	1	L Price:	\$689,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	THE BENTLEY BAY CONDO	Age:	2004				
Complex:	Bentley Bay	Pool:					
Parking:	1 Space, Assigned Parking, Covered Parking	LA SqFt:	776				
		TA SqFt:	776				
Tax Amt:	\$8,866	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: *****Million dollar view over Biscayne Bay, Star Island and Miami's skyline***5-star bayfront luxury residence adjacent to South Beach's trendy South of Fifth neighborhood***Landscaped deck with infinity-edge swimming pool and 2 large whirlpool Jacuzzi's***State-of-the-art fitness center with spa, massage room, sauna and steam room***24-hour valet service, concierge and the discreet presence of security personnel***Walk to the beach, shops, restaurants and cafes*****



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Closed Properties

520 West Ave #1703, Miami Beach 33139



MLS #: **A11174000** Status: **CS**
 County: **Miami-Dade County**
 Subdivision: **THE BENTLEY BAY CONDO**
 Complex: **THE BENTLEY BAY CONDO**
 Parking: **1 Space**

Beds: **2** L Price: **\$1,299,000**
 Baths: **2 / 0** L Date: **03/15/2022**
 Age: **2004**

Pool:
 LA SqFt: **1,175**
 TA SqFt: **1,175**

Tax Amt: **\$12,567** Tax Year: **2021** Tax Info: **Tax Reflects City & County Tax**

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks:

Stunning 2 bed/ 2 bath unit in Bentley Bay South Tower with direct unobstructed bay and Downtown skyline views from every room in the unit. Unit features an oversized kitchen with stainless steel appliances, blackout shades throughout, two walk in closets in the primary suite, soaking tub and 9 foot ceilings throughout. Residents appreciate 24 hour security, concierge, valet and A-class amenities including an infinity edge pool, two jacuzzies, sauna & steam room and newly renovated fitness center. Directly across from the new 3-acre West Ave Miami Beach Park.



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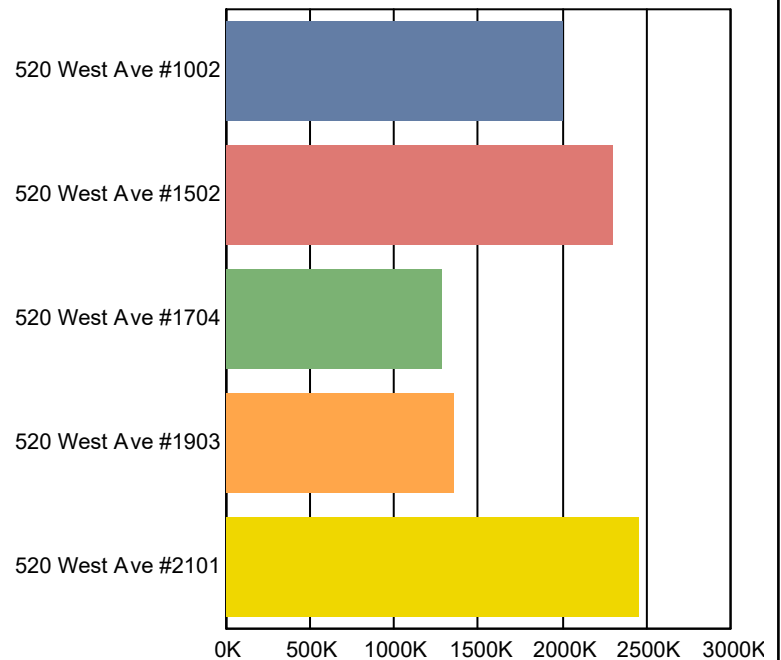
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Active Properties

Total # of Listings	5
Lowest Price	\$1,285,000
Highest Price	\$2,449,000
Average Price	\$1,876,600
Avg. Price/SqFt	\$1,193.00



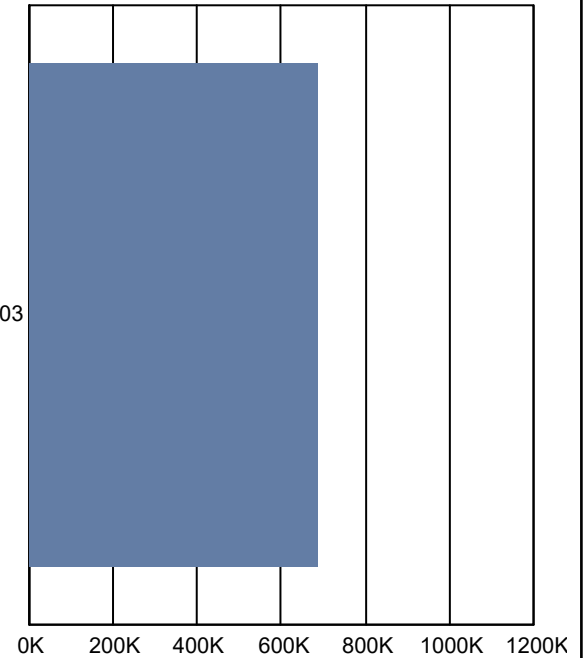
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Active With Contract Properties

Total # of Listings	1
Lowest Price	\$689,000
Highest Price	\$689,000
Average Price	\$689,000
Avg. Price/SqFt	\$887.89

520 West Ave #1103



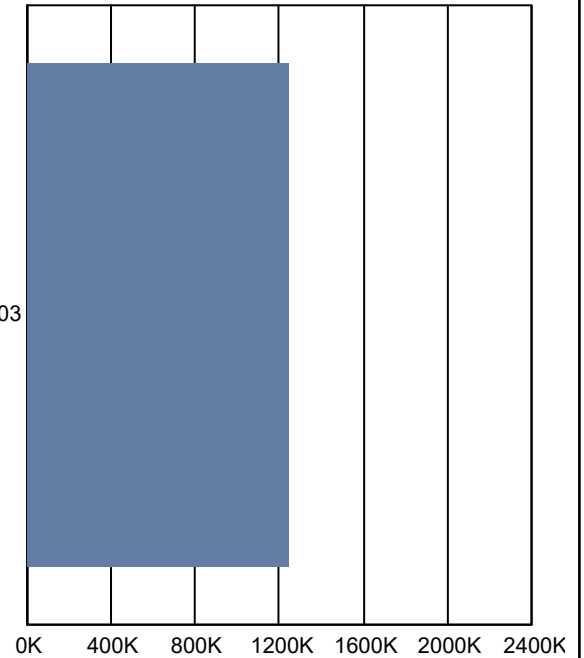
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Closed Properties

Total # of Listings	1
Lowest Price	\$1,245,440
Highest Price	\$1,245,440
Average Price	\$1,245,440
Avg. Price/SqFt	\$1,059.95

520 West Ave #1703





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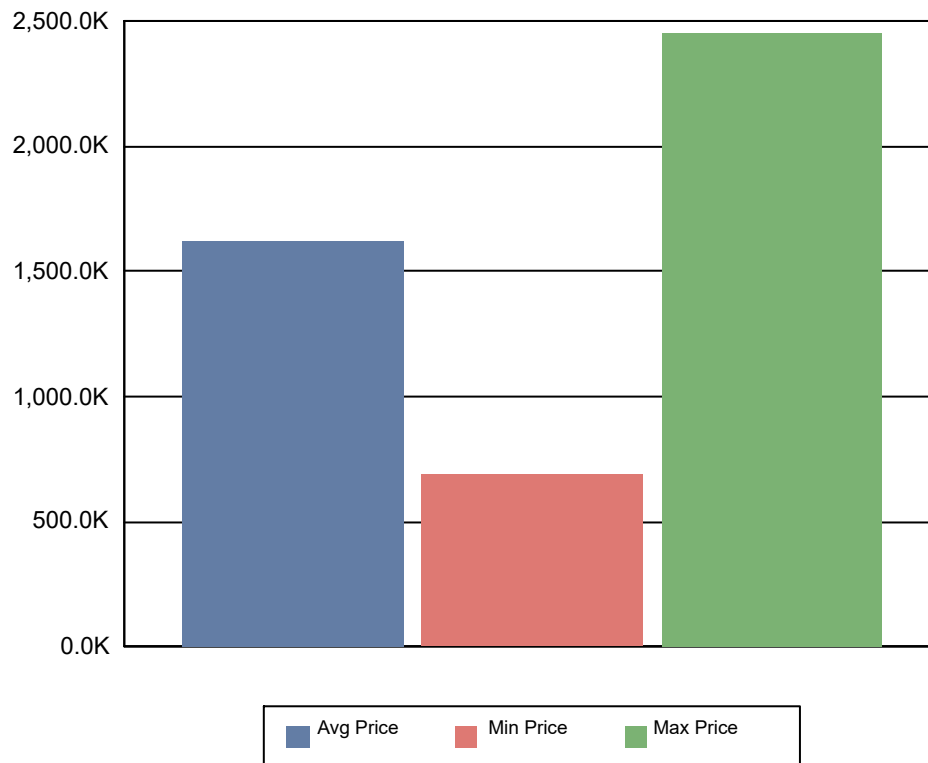


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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Active	\$1,285,000	\$2,449,000	\$1,876,600	\$1,193.00
Active With Contract	\$689,000	\$689,000	\$689,000	\$887.89
Closed	\$1,245,440	\$1,245,440	\$1,245,440	\$1,059.95
Totals/Averages	\$689,000	\$2,449,000	\$1,616,777	\$1,130.40

Property Summary

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
Active							
ACT	520 West Ave #1704	2	2 (2 0)	1,210	\$1,285,000		
ACT	520 West Ave #1903	1	2 (2 0)	1,175	\$1,350,000		
ACT	520 West Ave #1002	2	2 (2 0)	1,499	\$1,999,000		

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S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
ACT	520 West Ave #1502	2	3 (3 0)	1,929	\$2,300,000		
ACT	520 West Ave #2101	3	4 (3 1)	1,994	\$2,449,000		

Active With Contract

520 West Ave #1103	1	1 (1 0)	776	\$689,000
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Closed

520 West Ave #1703	2	2 (2 0)	1,175	\$1,299,000
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