

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



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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
1000 West Ave #306	\$250,000		1	543		05/06/2022	
1000 West Ave #1032	\$300,000		1	682		05/13/2022	
1000 West Ave #110	\$319,999	1	1	852		04/04/2022	
1000 West Avenue #408	\$325,000	1	1			04/12/2022	
1000 West Ave #330	\$328,500	1	1	787		03/31/2022	
1000 West Ave #722	\$330,000	1	1	619		04/14/2022	
1000 WEST AV #709	\$335,000	1	1	852		03/13/2022	
1000 West Ave #727	\$389,000	1	1	852		06/30/2021	
1000 West Ave #1229	\$435,000	1	2	969		04/03/2022	
1000 West Ave #829	\$459,000	1	2	969		01/04/2022	
1000 West Ave #424	\$499,999	1	2	962		01/28/2022	
1000 West Ave #212	\$520,000	1	2	962		05/02/2022	
1000 West Ave #TS1	\$2,450,000	3	3	2,229		04/10/2022	
Averages:	\$533,961	1.0	1.5	940			

Active With Contract Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1000 West Ave #205	\$216,000		1	543		04/01/2022	
1000 West Ave #404	\$275,000		1	776		02/16/2022	
1000 West Ave #PH32	\$299,000		1	682		05/06/2022	
1000 West Ave #PH29	\$539,000	1	2	969		04/26/2022	
Averages:	\$332,250	0.3	1.3	743			

Closed Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1000 West Ave #1204	\$220,000	1	1	776		04/08/2022	225
1000 West Ave #501	\$225,000		1	663		04/04/2022	83
1000 West Ave #901	\$230,000		1	663		04/25/2022	225
1000 West Ave #1032	\$230,000		1	682		04/28/2022	65
1000 West Ave #928	\$239,000		1	543		04/06/2022	204
1000 West Ave #403	\$320,000	1	2			04/01/2022	82
1000 West Ave #1230	\$360,000	1	1	787		04/14/2022	296
1000 West Ave #526	\$367,000	1	1	852		04/13/2022	20
1000 West Ave #1227	\$390,000	1	1			04/28/2022	18
1000 West Ave #1508	\$398,000	1	1	852		04/18/2022	194
1000 West Ave #1110	\$425,000	1	2			04/15/2022	8
1000 West Ave #402	\$440,000	2	2	1,187		04/08/2022	63
1000 West Ave #602	\$460,000	2	2	1,187		04/14/2022	156
1000 West Ave #914	\$486,000	1	1			04/15/2022	7
1000 West Ave #201	\$498,000	2	3	1,473		04/12/2022	516
1000 West Ave #716	\$510,000	1	1	852		04/25/2022	0
1000 West Ave #1415	\$525,000	1	1	852		04/28/2022	5

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

Averages: **\$371,941** **0.9** **1.4** **875** **127**

Pending Listings

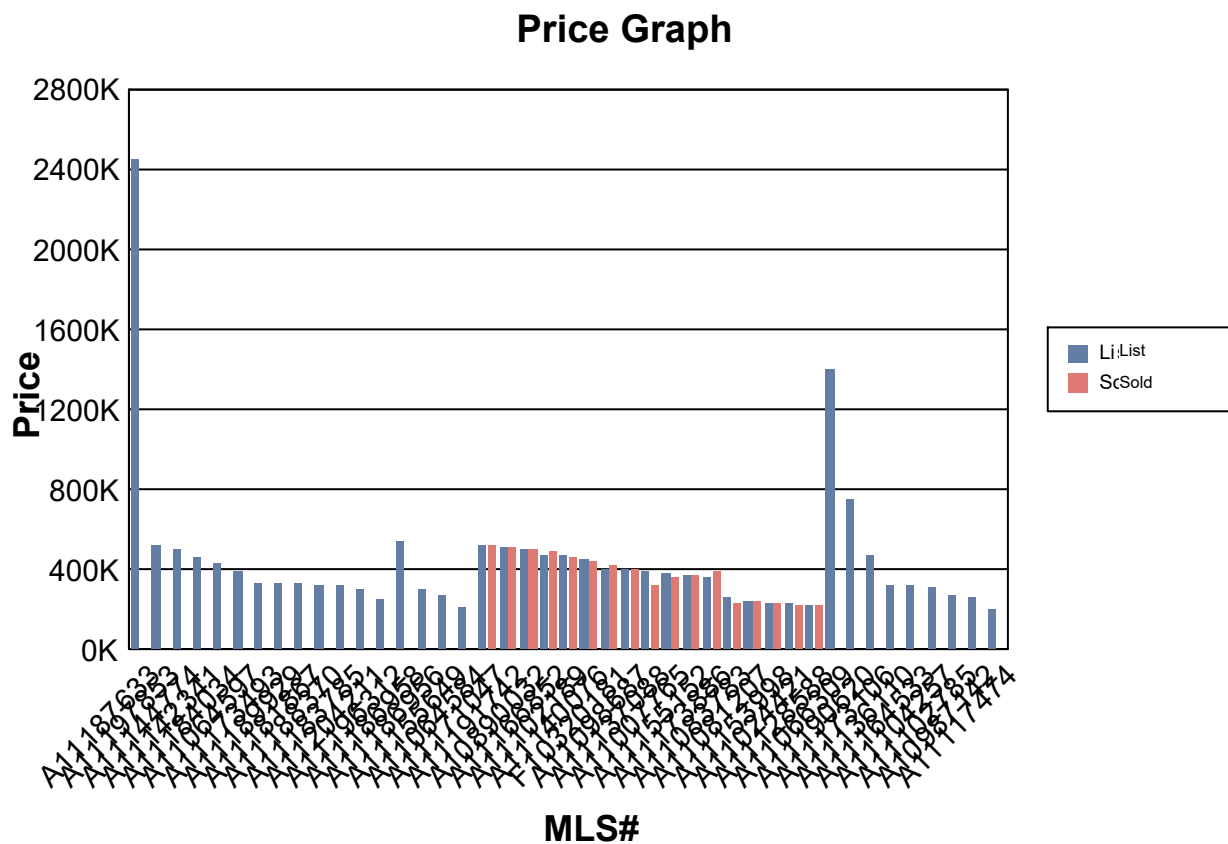
Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1000 West #203	\$205,000		1	663		04/01/2022	85
1000 West Ave #1421	\$259,900		1	746		03/28/2022	414
1000 West Ave #BS101	\$269,000		1	543		03/23/2022	181
1000 West Ave #422	\$309,500	1	1	619		02/22/2022	147
1000 West Ave #922	\$317,000	1	1	619		02/24/2022	2
1000 West Ave #1119	\$324,900		1	543		04/28/2022	136
1000 West Ave #1210	\$469,000	1	2	962		04/01/2022	4
1000 West Ave #811	\$750,000	2	2	1,197		05/06/2022	19
1000 West Ave #TS9	\$1,400,000	1	2	1,328		02/18/2022	227
Averages:	\$478,256	0.7	1.3	802			135

	Low	Median	Average	High	Count
Comparable Price	\$205,000	\$335,000	\$439,484	\$2,450,000	42
Adjusted Comparable Price	\$205,000	\$335,000	\$439,484	\$2,450,000	42



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

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Active Properties

1000 West Ave #306, Miami Beach 33139



MLS #:	A11196312	Status:	A	Beds:	0	L Price:	\$250,000
County:	Miami-Dade County	Baths:		L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	MIRADOR 1000 CONDO	LA SqFt:	543	TA SqFt:	543		
Parking:	Street Parking, Valet Parking	Tax Amt:	\$2,549	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax

Waterfront: Wtrfrnt Dsc: **Bay Front, Ocean Access**

Rmks: **Walk or bike to fabulous shopping, dining, entertainment & beaches on world famous Miami Beach. Light-filled studio apartment located in The Mirador, a full-service building with 24/7 concierge, on-site convenience market, spa, hair salon, 5000 SF fitness center w/sauna & bayfront heated pool w/jacuzzi. The unit offers an open living space with polished concrete flooring, a modern feel and a deep covered balcony. Impact glass for storm protection. The kitchen features white wood cabinetry & quartz countertops. Limited space available at community dock w/direct ocean access. Great investment opportunity. Please submit Offers with Proof of funds / Pre Approval / DU.**

1000 West Ave #1032, Miami Beach 33139



MLS #:	A11204211	Status:	A	Beds:	0	L Price:	\$300,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	MIRADOR 1000 CONDO	LA SqFt:	682	TA SqFt:	682		
Parking:	Valet Parking	Tax Amt:	\$3,362	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax

Waterfront: Wtrfrnt Dsc: **Other Waterfront**

Rmks: **Nice oversize Studio in South Beach at Mirador Condominium with Tile Floor through entire unit, hurricane impact windows, beautiful views of the Bay from the Swimming pool area , jacuzzi , convenient store, state of the art Gym , sauna , Whole Food Market across the street, walking distance to restaurants, Lincoln Road, night life and 0.6 miles from the Beach.**



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Active Properties

1000 West Ave #110, Miami Beach 33139



MLS #:	A11183785	Status:	A	Beds:	1	L Price:	\$319,999
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	MIRADOR	LA SqFt:	852	TA SqFt:	852		
Parking:	Valet Parking	Tax Amt:	\$3,420	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
		Waterfront:		Wtrfrnt Dsc:	Bay Front		

Rmks: **Beautiful and spacious 1/1 condo in the desired Mirador condominium. Walking distance to Whole food supermarket/coffee shops and much more. Building also offers plenty of additional parking for a very reasonable fee per month. Mirador is a full-service building with valet parking, heated pool, sauna, jacuzzi, convenience store, 24h security, spa, & a state-of-the-art fitness center. Cable tv and internet included in the maintenance. Unit is rented to the best tenant for \$1600 per month. At this price it won't last!!!**

1000 West Avenue #408, Miami Beach 33139



MLS #:	A11188370	Status:	A	Beds:	1	L Price:	\$325,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	Mirador South	LA SqFt:	852	TA SqFt:			
Parking:	Valet Parking	Tax Amt:	\$3,655	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
		Waterfront:		Wtrfrnt Dsc:	Bay Front		

Rmks: **Best priced 1bedroom, 1 bathroom with balcony in the Mirador South. Updated unit with laminate wood floors throughout, granite counters in the bathroom, impact windows and all glass balcony. City view. Mirador South offers full-service amenities with 24 hour front desk, security, heated pool, jacuzzi and state-of-the-art private fitness center. High speed internet and cable included in the HOA. Valet parking \$65 for the first car. Tenant occupied. Special assessment in place to be assumed by buyer.**



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Active Properties

1000 West Ave #330, Miami Beach 33139



MLS #:	A11181867	Status:	A	Beds:	1	L Price:	\$328,500
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	MIRADOR 1000 CONDO	LA SqFt:	787	TA SqFt:	787		
Parking:	Valet Parking	Tax Amt:	\$3,299	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions, Tax Reflects No Homestead

Waterfront: Wtrfrnt Dsc: **Bay Front, Navigable**

Rmks: **Enjoy this oversized fully furnished (or option to be unfurnished) converted 1 bedroom 1 bathroom condo featuring nearly 800 square feet. Updated kitchen and rectified porcelain flooring throughout. Huge walk-in closet and several extra storage closets, new hurricane impact windows, sizeable balcony and calming tree tops and morning sunrise views. Amenities include 24 hours concierge and security, gorgeous bay front pool, jacuzzi, bbq and sun deck. Minimarket, internet & cable, valet and much more. Prime West Ave. location, steps to Whole Foods, walk to the beach and Ocean Dr., short drive to Downtown-Brickell, Bayside and Airport.**

***SEE BROKER REMARKS Assessment information is available in MLS documents.**

1000 West Ave #722, Miami Beach 33139



MLS #:	A11189929	Status:	A	Beds:	1	L Price:	\$330,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	MIRADOR 1000	LA SqFt:	619	TA SqFt:	619		
Parking:	1 Space, Covered Parking, Valet Parking	Tax Amt:	\$3,040	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **EASY TO SHOW! Bright and spacious 1 bedroom, 1 bathroom apartment located at the desirable Mirador South Condo in west ave in Miami Beach. The gracious living and open kitchen space allows for a seamless dining and entertaining experience. Tastefully and completely renovated by the prestigious Lineaire Designs this apartment features new plumbing, appliances, kitchen cabinets, new bathroom and stunning bay views and pool area. Short distance to Whole Foods, Standard hotel, great restaurants and coffee shops.**



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Active Properties

1000 WEST AV #709, Miami Beach 33139



MLS #:	A11173493	Status:	A	Beds:	1	L Price:	\$335,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	Mirador 1000	LA SqFt:	852	TA SqFt:	852		
Parking:	Valet Parking	Tax Amt:	\$3,900	Tax Year:	2021	Tax Info:	Tax Reflects County Only Tax

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **1BR / 1BA unit in the Heart of Miami Beach. The unit is well-maintained. In walking distance to Whole Foods, Walgreens, Lincoln Road and the Beach. Located in a full Amenity Building with 24-hour Concierge and Security. Maintenance includes cable, internet, water, and garbage removal.**

Within 15 minutes of Downtown Miami, Museum Park, FTX Arena, Bayside, Design District, Wynwood and Miami Intl Airport. Schedule a Showing Today.

1000 West Ave #727, Miami Beach 33139



MLS #:	A11064597	Status:	A	Beds:	1	L Price:	\$389,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	Mirador 1000	LA SqFt:	852	TA SqFt:	852		
Parking:	Valet Parking	Tax Amt:	\$4,876	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Wonderful Bay view from this totally renovated unit, enjoy spectacular sunsets from the oversized balcony. New kitchen with quartz countertop and new appliances, porcelanato floor and fully renovated bathroom.**



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Active Properties

1000 West Ave #1229, Miami Beach 33139



MLS #:	A11184034	Status:	A	Beds:	1	L Price:	\$435,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	Mirador West	LA SqFt:	969	TA SqFt:	969		
Parking:	Valet Parking	Tax Amt:	\$4,978	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax, Tax Reflects No

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **SOUTH BEACH CORNER UNIT CONDO | BAY VIEW and BEACH VIEW | 12th Floor 1 bedroom, 1.5 bathroom located on West Ave, with a view of the ocean, bay and skyline! This gorgeous corner unit, has new impact windows & doors, and beautiful porcelain flooring. Internet & cable included. Valet parking available for \$65/month. The Mirador is a full service luxury condo building with a large pool deck and a heated pool, jacuzzi, bbq area, sauna, convenience store, 24 hour security, spa, and hair salon! Sellers will pay assessments due through 2022. Tenant occupied until 1-31-23. Current lease must be honored with the purchase of the condo. Lease is currently \$2200/month. Contact owner/agent directly.**

1000 West Ave #829, Miami Beach 33139



MLS #:	A11142341	Status:	A	Beds:	1	L Price:	\$459,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	Mirador	LA SqFt:	969	TA SqFt:	969		
Parking:	None, Other Parking, Parking-Under Building, Valet	Tax Amt:	\$4,795	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Ocean Front				

Rmks: **Located in the heart of South Beach, here is your opportunity to own a beautifully updated & spacious 1BD and 1.5BA unit in the "29" line offering stunning skyline & bay views. Unit is move in ready w/tile flooring throughout, SS appliances in the kitchen & plenty of windows for a light and bright space. Large glass balcony overlooks the skyline & blue ocean. Distinguished Mirador Condo is a full service building w/amazing amenities: valet parking, heated pool, sauna, jacuzzi, convenience store, 24h security, spa, hair Salon & a state of the art fitness center. Maintenance includes Internet, Cable TV & Gym membership. Great location steps away from Whole Foods, Starbucks, Lincoln Road & SoBe nightlife. Building undergoing gorgeous renovations!**



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Active Properties

1000 West Ave #424, Miami Beach 33139



MLS #:	A11144774	Status:	A	Beds:	1	L Price:	\$499,999
County:	Miami-Dade County	Baths:	1 / 1	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	MIRADOR 1000 CONDO	LA SqFt:	962	TA SqFt:	962		
Parking:	Other Parking, Valet Parking	Tax Amt:	\$5,077	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
Waterfront:		Wtrfrnt Dsc:	Bay Front, Ocean Access, Seawall				

Rmks: **Don't miss NEW 5th St. PARK just opened and a fully renovated, rarely available large 1 bedroom 1.5 bath corner unit with panoramic bay and pool views! Full-Service Building, Fiber optic internet and cable included w/ amenities including concierge, 24 security, Hair Salon, Convenience Store, Stunning Pool Deck w/ Heated Pool, Jacuzzi, B-B-Q and 5000+S.F. Fitness center! Walking distance to beach, Lincoln road, and just blocks from Wholefoods, Publix, and many great restaurants! Building is going through major renovations including new elevators, new hallways, lobby and pool deck. Unit comes with washer /dryer, Valet parking,*SEE BROKER REMARKS Assessment information is available in MLS documents, Assessment is transferable and negotiable. Cover-Parkings for sale #134 for \$25,500**

1000 West Ave #212, Miami Beach 33139



MLS #:	A11197853	Status:	A	Beds:	1	L Price:	\$520,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	Mirador 1000 Condo	LA SqFt:	962	TA SqFt:	962		
Parking:	Valet Parking	Tax Amt:	\$4,890	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Oversized 1bed/1.5bath CORNER BAY VIEW unit. IMPACT WINDOWS throughout. You feel not to be in a building unit but in a boat with this most desirable one bedroom line in the building with the bay, pool and marina views! Short distance to Whole Foods, Standard hotel, great restaurants and coffee shops. Mirador South is a full-service building with valet parking, heated pool, sauna, Jacuzzi, convenience store, 24h security, spa, a state-of-the-art fitness center. Fiber optic Internet and Cable all included in monthly HOA. Building undergoing gorgeous renovations... It's a must see!**



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Active Properties

1000 West Ave #TS1, Miami Beach 33139



MLS #:	A11187633	Status:	A	Beds:	3	L Price:	\$2,450,000
County:	Miami-Dade County			Baths:	2 / 1	L Date:	
Subdivision:	MIRADOR 1000 CONDO			Age:	1968		
Complex:	MIRADOR			Pool:			
Parking:	Valet Parking			LA SqFt:	2,229		
				TA SqFt:	2,229		
Tax Amt:	\$14,551	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front, Intracoastal Front, Navigable, Ocean Access				

Rmks:

Unique Penthouse Tower Suite with expansive terrace accessible directly from all 3 bedrooms. Fabulous views of Biscayne Bay, Miami Beach Isles and Miami skyline. The 1,200+ sqft of outdoor space combined with expansive living area make this "casita in the sky" a great space to entertain and live. Residence was completely renovated to owners' specs.



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Active With Contract Properties

1000 West Ave #205, Miami Beach 33139



MLS #:	A11064584	Status:	AC	Beds:	0	L Price:	\$216,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	MIRADOR 1000	LA SqFt:	543	TA SqFt:	543		
Parking:	Valet Parking	Tax Amt:	\$2,248	Tax Year:	2020	Tax Info:	Tax Reflects County Only Tax

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **GREAT OPPORTUNITY TO OWN THIS BEAUTIFUL STUDIO. Luxury condo at MIRADOR 1000!! PERFECT FOR INVEST OR RESIDE!**
Excellent location, near everything, Whole Foods Markets, Trade Joe's, Lincoln Rd, restaurants and bars.
New hurricane impact windows!!! Cable, internet , full service Gym included. Amenities, steam room, pool, jacuzzi, store, valet parking and much more.

1000 West Ave #404, Miami Beach 33139



MLS #:	A11155649	Status:	AC	Beds:	0	L Price:	\$275,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	Mirador	LA SqFt:	776	TA SqFt:	776		
Parking:	Valet Parking	Tax Amt:	\$2,875	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax

Rmks: **INVESTMENT OPPORTUNITY... Currently Rented with annual tenant until 11/1/22.....Completely remodeled unit, southeast facing, Hurricane impact windows, window treatments, finished closets, open kitchen, recessed lighting, porcelain marble floor, caesar stone countertops, stainless steel appliances, custom cabinets, digital thermostat, wet bar. There is NO BALCONY in this unit. 24 hour valet and security. The Mirador 1000 is Full Service Building with Exceptional Amenities: Interior lobby and pool deck currently under renovation. Convenience Store, 5000sf Fitness Center w/ Sauna, Large Pool and Jacuzzi. Pool Deck with Bar-B-Que Grill. Internet and cable are included in the Association Fee.**



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Active With Contract Properties

1000 West Ave #PH32, Miami Beach 33139



MLS #:	A11186956	Status:	AC	Beds:	0	L Price:	\$299,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADOR 1000	Pool:					
Parking:	Valet Parking	LA SqFt:	682				
		TA SqFt:	682				
Tax Amt:	\$3,818	Tax Year:	2021	Tax Info:	Tax Reflects No Homestead Tax		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Beautiful 11 foot ceiling studio at The Mirador. The Mirador is located on West Avenue just steps to Whole Foods, Lincoln Rd and lots of restaurants. The building has a great gym, convenience store, great pool deck right on Biscayne Bay.**

1000 West Ave #PH29, Miami Beach 33139



MLS #:	A11186958	Status:	AC	Beds:	1	L Price:	\$539,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADO 1000	Pool:					
Parking:	Valet Parking	LA SqFt:	969				
		TA SqFt:	969				
Tax Amt:	\$5,458	Tax Year:	2021	Tax Info:	Tax Reflects No Homestead Tax		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Beautifully renovated large PH 1 bedroom 1.5 Bath with raised ceilings at Mirador 1000. Amazing unit with almost 1000 sqft and great views from all rooms. The Mirador is located on trendy West Avenue and just steps to Lincoln Rd, Whole Foods and all that South Beach has to offer.**



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Closed Properties

1000 West Ave #1204, Miami Beach 33139



MLS #:	A11024421	Status:	CS	Beds:	1	L Price:	\$230,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	04/07/2021		
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	Mirador 1000	Pool:					
Parking:	1 Space, Covered Parking, Valet Parking	LA SqFt:	776				
		TA SqFt:	776				
Tax Amt:	\$3,216	Tax Year:	2020	Tax Info:	Tax Reflects County Only Tax		

Rmks: **OPPORTUNITY TO OWN ..YES OWN ! One of the MOST DESIRABLE NOT SPACIOUS Studios that can be converted to a One Bedroom! 5 Star Luxury Condo Style living at Mirador 1000 Condo!! In THE MOST DESIRABLE WEST AVE TO LIVE IN!!** great for owner or investor!! iTile flooring, New hurricane impact windows, partially updated kitchen plenty of storage space with the 3 closets a Amazing location! Walk 2 blocks to Whole-foods Market, Trader Joe's and 5 minutes to Lincoln Road, restaurants and bars! Cable & High Speed Internet included. Amenities Include, Full Service Gym, STEAM ROOM Pool, Jacuzzi, Store, Business Center, Valet Parking for guest, Concierge Services and much much more! Best Condo to Live in South Beach Safest Neighborhood to Reside in. WEST AVE
Call anytime to View ! LUXURY HIRISE LIVING AT ITS BEST!!

1000 West Ave #501, Miami Beach 33139



MLS #:	A11128588	Status:	CS	Beds:	0	L Price:	\$225,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	11/23/2021		
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADOR 1000 CONDO	Pool:					
Parking:	Valet Parking	LA SqFt:	663				
		TA SqFt:	663				
Tax Amt:	\$2,317	Tax Year:	2021	Tax Info:	Tax Reflects Homestead Tax		
Waterfront:		Wtrfrnt Dsc:	Intracoastal Front				

Rmks: **Beautifully renovated and oversized studio apartment located in the heart of South Beach. This luxury building offers amazing amenities including pool, jacuzzi, gym, convenience store, business center, 24 hour security and valet services. All within walking distance to shops including Whole Foods, Starbucks and Lincoln Road and minutes from the beach.**



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May 15, 2022

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1000 West Ave #901, Miami Beach 33139



MLS #:	A11083783	Status:	CS	Beds:	0	L Price:	\$265,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	08/12/2021		
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADOR	Pool:					
Parking:	1 Space	LA SqFt:	663				
		TA SqFt:	663				
Tax Amt:	\$2,511	Tax Year:	2019	Tax Info:	Tax Reflects Homestead Tax		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks:

REDUCED TO SELL QUICKLY!!!

Enjoy South Beach living in your new Large Studio Apartment at the Mirador South, known for being one of the most popular and better situated buildings in all Miami Beach. Luxuries include 24/7 security and concierge service, valet parking, a well appointed fitness center, intercostal facing swimming pool, mini market/cafeteria and did I mention the majestic sunset views from the intracoastal? Ditch your car and take advantage of the walkability and the convenience to Lincoln Road, Whole Foods, Publix, Target, PetCo, Trader Joes and Flamingo Park to name a few. NEW ASSESSMENT COMING WILL BE PAID BY SELLER IF SOLD AT ASKING PRICE!

1000 West Ave #1032, Miami Beach 33139



MLS #:	A11153998	Status:	CS	Beds:	0	L Price:	\$230,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	01/29/2022		
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	Mirador 1000	Pool:					
Parking:	Valet Parking	LA SqFt:	682				
		TA SqFt:	682				
Tax Amt:	\$3,362	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax		
Waterfront:		Wtrfrnt Dsc:	Bay Front, Seawall				

Rmks:

Nice oversize Studio in South Beach at Mirador Condominium with Tile Floor through entire unit, hurricane impact windows, beautiful views of the Bay from the Swimming pool area, jacuzzi, convenient store, state of the art Gym, sauna, Whole Food Market across the street, walking distance to restaurants, Lincoln Road, night life and 0.6 miles from the Beach. Cash Offers with Proof of Funds.



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CMA Pro Report

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Closed Properties

1000 West Ave #928, Miami Beach 33139



MLS #:	A11081207	Status:	CS	Beds:	0	L Price:	\$239,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	08/06/2021		
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADOR 1000	Pool:					
Parking:	Valet Parking	LA SqFt:	543				
		TA SqFt:	543				
Tax Amt:	\$2,863	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Nice Studio waiting on new owners touch. Great views from this Southwest facing studio at The Mirador. The Mirador is located on trendy West Avenue close to Whole Foods, Lincoln Rd, restaurants and shops. Maintenance dues include cable, internet, water and gym. Please call to schedule an appointment.**

1000 West Ave #403, Miami Beach 33139



MLS #:	A11137088	Status:	CS	Beds:	1	L Price:	\$389,900
County:	Miami-Dade County	Baths:	1 / 1	L Date:	12/15/2021		
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADOR 1000 CONDO	Pool:					
Parking:	Other Parking, Valet Parking	LA SqFt:	962				
		TA SqFt:					
Tax Amt:	\$4,456	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Largest 1 Bedroom / 1.5 Bathroom, 962 SQ FT UNIT. FURNISHED and rarely available upgraded unit in excellent condition at the Mirador 1000 Building. Tile Floors. Stainless Steel Appliances. Large Balcony with dynamic city views. Full-Service Building, Amenities: Hair Salon, and Convenience Store. Stunning Pool Deck with Heated Pool, Jacuzzi, and Bar-b-Que. Steps away from Whole Foods, Walgreens, Restaurants, Lincoln Road, Ocean Drive & the Beach. Rent Includes Cable, Internet, Hot Water, Garbage Removal. The unit is Available Immediately. Within 15 minutes of Wynwood, The Design District, Miami Airport, Downtown, American Airlines Arena, Museums, and Entertainment District. Unit Sold AS IS ...and COMPLETELY FURNISHED!! Call Today for a Showing.**

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1000 West Ave #1230, Miami Beach 33139



MLS #: A11007765	Status: CS	Beds: 1	L Price: \$385,000
County: Miami-Dade County		Baths: 1 / 0	L Date: 03/03/2021
Subdivision: MIRADOR 1000 CONDO		Age: 1968	
Complex: MIRADOR 1000 CONDO		Pool:	
Parking: Valet Parking		LA SqFt: 787	
		TA SqFt: 787	
Tax Amt: \$3,533	Tax Year: 2020	Tax Info: Tax Reflects No Exemptions	
Waterfront:	Wtrfrnt Dsc: Bay Front		

Rmks: Charming complete renovated 1 bed 1 bath condo with balcony, right on the Bay. Contemporary furnished unit on the much desired West Ave. Renovated with top of the line, new porcelain floor, kitchen with Italian style cabinets, quartz counter, Stainless steel appliances, new bathroom with quartz counter and made to measure vanity. Live at the distinguished Mirador condo with breathtaking intracoastal and sunset views from the pool deck. Full Service Building, 24hs security, valet services, convenience store, gym, pet friendly. Cable and Internet are included in your HOA payments. Live next to the Mondrian Hotel, Whole Foods, Restaurants, shopping of 5th Ave, Lincoln Rd and SoBe night life.

1000 West Ave #526, Miami Beach 33139



MLS #: A11155152	Status: CS	Beds: 1	L Price: \$369,950
County: Miami-Dade County		Baths: 1 / 0	L Date: 02/02/2022
Subdivision: MIRADOR 1000 CONDO		Age: 1968	
Complex: MIRADOR 1000 CONDO		Pool:	
Parking: Other Parking, Valet Parking		LA SqFt: 852	
		TA SqFt: 852	
Tax Amt: \$3,135	Tax Year: 2021	Tax Info: Tax Reflects City & County Tax	
Waterfront:	Wtrfrnt Dsc: Bay Front		

Rmks: 1BR/1BA Waterview and Well-maintained unit in the heart of South Beach. Full Amenity Building: 24-hour Concierge Security, Fitness Center, Convenience Store, and Hair Salon. Maintenance Includes Cable, Internet, Hot Water, and Trash Removal. Steps to Whole Foods, Walgreens, Restaurants, Lincoln Road Mall, and the Ocean. Within 15 minutes of Wynwood, Design District, Downtown Miami, Museum Park, FTX Arena, and Miami Intl Airport. Miami Beach: Live, Work, and Play.

Schedule your Showing Today. The tenant's lease expires on 9/16/2022.



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May 15, 2022

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1000 West Ave #1227, Miami Beach 33139



MLS #:	A11173886	Status:	CS	Beds:	1	L Price:	\$360,000
County:	Miami-Dade County	Baths:		L Date:	03/14/2022		
Subdivision:	MIRADOR 1000 CONDO	Age:	2005				
Complex:	MIRADOR 1000 CONDO	Pool:					
Parking:	1 Space, Valet Parking	LA SqFt:	852				
		TA SqFt:					
Tax Amt:	\$4,565	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Unit comes in "AS IS" condition. Paint and clean with some light repairs and move in right away. Or remove floors, bathroom and some work in the kitchen to do a proper remodel. Priced to sell due to its condition. Unit has a wonderful "angle" view to the bay, Ocean and City Skyline.**

1000 West Ave #1508, Miami Beach 33139



MLS #:	A11098687	Status:	CS	Beds:	1	L Price:	\$405,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	09/16/2021		
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADOR 1000 CONDO	Pool:					
Parking:	Other Parking, Street Parking, Valet Parking	LA SqFt:	852				
		TA SqFt:	852				
Tax Amt:	\$3,910	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **FULLY RENOVATED! 1BR and 1BA with a Modern and Sophisticated Design in the Heart of South Beach. Dynamic and Stunning Ocean and Skyline Views. Open Kitchen and Tile Flooring Maintenance Includes Hot Water, Garbage, 5000+ SF Fitness Center, Cable, and Internet. Full Amenity Building: 24 Hour Security and Concierge, Convenience Store, and Hair Salon. Steps to Whole Foods, Restaurants, and Walgreens. Walking Distance to Lincoln Road and the Beach. Within 15 minutes of Downtown Miami, Wynwood, Brickell, the Design District, Museum Park, Sports Arena, and Miami International Airport. Valet: Unlimited In and Out; ONLY \$65 per month. Special Assessment paid in full by Seller; Over \$32K Value.**

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1000 West Ave #1110, Miami Beach 33139



MLS #:	F10320181	Status:	CS	Beds:	1	L Price:	\$405,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:	02/28/2022		
Subdivision:	Mirador 1000	Age:	1968				
Complex:	Mirador 1000	Pool:					
Parking:	1 Space, Deeded Parking	LA SqFt:	962				
		TA SqFt:					
Tax Amt:	\$4,873	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **BEST DEAL IN THE BUILDING! LOOK AT THE COMPS. Fully remodeled. Amazing corner unit. The "10" line is rarely available as it is one of the largest and most desirable one-bedrooms in the building with an extra half bath and two walk-in closets. Unit owned assigned underground garage parking spot is negotiable. Centrally located in South Beach. Walking distance to Lincoln Road, Flamingo Park, the beaches, and across the street from Whole Foods. Incredible amenities include; bayview pool, hot tub, bbq area, onsite convenience store. Tenant in the unit that may be extended or vacated. Great investment opportunity. Rents in building for similar units are well above \$2500/month.**

There is a current special assesment that has been passed. Please see the attachments for full description.

1000 West Ave #402, Miami Beach 33139



MLS #:	A11140076	Status:	CS	Beds:	2	L Price:	\$455,000
County:	Miami-Dade County	Baths:	2 / 0	L Date:	01/03/2022		
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADOR 1000 CONDO	Pool:					
Parking:	Other Parking, Street Parking	LA SqFt:	1,187				
		TA SqFt:	1,187				
Tax Amt:	\$4,554	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		

Rmks: **Beautifully updated 2 Bed / 2 Bath in the heart of South Beach. South-East corner exposure with abundant natural light throughout. Kitchen and bathrooms have both been thoughtfully renovated. Full-service building featuring heated pool, hot tub, 10,000sf fitness center, 24-hour front desk and valet. Ideally located near Lincoln rd shops, Whole Foods, and Sunset Harbour.**

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1000 West Ave #602, Miami Beach 33139



MLS #: A11102189	Status: CS	Beds: 2	L Price: \$470,000
County: Miami-Dade County		Baths: 2 / 0	L Date: 09/22/2021
Subdivision: MIRADOR 1000 CONDO		Age: 1968	
Complex: Mirador 1000		Pool:	
Parking: None, Space Rented, Valet Parking		LA SqFt: 1,187	
		TA SqFt: 1,187	
Tax Amt: \$3,775	Tax Year: 2020	Tax Info: Tax Reflects Homestead Tax	
Waterfront:	Wtrfrnt Dsc: Intracoastal Front, No Fixed Bridges, Ocean Access, Seawall		

Rmks: Updated spacious "smart" 2/2 corner apartment w/balcony and spectacular white pearl venetian plaster walls in the living area. Kitchen has been opened with a large white quartz counter and integrated wine cooler . LG stainless steel appliances **in unit LG washer & dryer**.

"Smarthome" with Samsung SmartThings, with Lutron dimmers & Philips Hue colored LEDs, can be controlled from your phone. Large Ivory glass tiles throughout. Updated bathrooms, toilet/bidet in Master. **High impact windows and 3 fold balcony slider**. 24hr Concierge/Security, Convenience Store, Heated Pool, Jacuzzi, Sauna, 5000+sf Gym, 250Gb Fiber Optic Internet & full premium Cable w/Tivo DVR.

Steps to Whole Foods, Walgreens, Umbria coffee shop & local restaurants; Trader Joe's & Publix in walking distance.

1000 West Ave #914, Miami Beach 33139



MLS #: A11166852	Status: CS	Beds: 1	L Price: \$475,000
County: Miami-Dade County		Baths: 1 / 0	L Date: 02/28/2022
Subdivision: MIRADOR 1000 CONDO		Age: 1968	
Complex: Mirador South		Pool:	
Parking: 1 Space, Assigned Parking, Deeded Parking		LA SqFt: 852	
		TA SqFt:	
Tax Amt: \$5,707	Tax Year: 2021	Tax Info: Tax Reflects No Exemptions	
Waterfront:	Wtrfrnt Dsc: Bay Front		

Rmks: Million Dollar views!!! Enjoy amazing sunsets and unparalleled sweeping views of downtown Miami and Biscayne Bay from this updated 1/1 in the Mirador South. Unit 914 features open kitchen with granite counters, wood flooring, new impact windows and all glass balcony. Mirador South offers full-service amenities with 24 hour front desk, security, heated pool, jacuzzi and state-of-the-art private fitness center. High speed internet and cable included in the HOA. Unit comes with 1 assigned parking spot in the garage. Maintenance = \$722.86 per month. Special Assessment = 396.44 mth/13 years.



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May 15, 2022

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1000 West Ave #201, Miami Beach 33139



MLS #:	A10890032	Status:	CS	Beds:	2	L Price:	\$498,000
County:	Miami-Dade County	Baths:	2 / 1	L Date:	07/08/2020		
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	Mirador 1200 Condo	Pool:					
Parking:	2 Or More Spaces, Valet Parking	LA SqFt:	1,473	TA SqFt:	1,473		
Tax Amt:	\$7,751	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **PRICED TO SELL! Newly renovated. Bright corner, one of the largest 2BR at Mirador 1000. Comfortable floor plan with entry foyer, oversize living area and ample privacy between living and sleeping areas. Master bedroom w/ new cherry woods floors. Master bath w/ double sinks, separated shower & Jacuzzi. Features granite in kitchen/bathrooms, 8 closets (2 walk-ins in the master). Washer and dryer in unit . 2 GARAGE SPACES! 24x7 front desk & valet. Residence is a combine unit originally 2 units (1 studio + 1 bedroom) and it can revert back to it. Located at the heart of South Beach, at the MOST WANTED West Avenue. Near all restaurants and shops in SOBE. Unit is rented until May 2022 for \$3,400 monthly. Special Assesment of \$685 monthly.**

1000 West Ave #716, Miami Beach 33139



MLS #:	A11191742	Status:	CS	Beds:	1	L Price:	\$510,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	04/19/2022		
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	Mirador South	Pool:					
Parking:	1 Space	LA SqFt:	852	TA SqFt:	852		
Tax Amt:	\$5,512	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **1 bedroom unit in the Mirador 1000 in South Beach with direct bay views. Beautiful sunsets every night overlooking the vibrant Miami skyline. Modern white finish flooring with custom lighting & closets. New kitchen with quartz counters & new stainless steel appliances. Recently completed hurricane proof windows & sliding glass doors. Across the street from Whole Foods & Walgreens. Minutes from Trader Joe's, Publix, Lincoln Road shopping & dining. Maintenance fee includes: Cable, Internet & Gym. Gourmet convenience store in lobby. Assessments paid off in full. Drone and 3D video tours available upon request. Assesment to be paid by buyer**

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1000 West Ave #1415, Miami Beach 33139



MLS #:	A11171047	Status:	CS	Beds:	1	L Price:	\$525,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	03/09/2022		
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	MIRADOR 1000	LA SqFt:	852	TA SqFt:	852		
Parking:	2 Or More Spaces, Assigned Parking	Tax Amt:	\$6,131	Tax Year:	2021	Tax Info:	Tax Reflects No Homestead Tax

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Direct Bay 1 bedroom at Mirador 1000 with 2 assigned parking spaces. This is a beautiful unit with the best views in all of Miami. Located on trendy West Avenue just steps to Whole Foods, Lincoln Rd, and all that South Beach has to offer. Unit is tenant occupied until the end of April. Please call for an appointment.**

CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

1000 West #203, Miami Beach 33139



MLS #:	A11117474	Status:	PS	Beds:	0	L Price:	\$205,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	Mirador South	LA SqFt:	663	TA SqFt:	663		
Parking:	Valet Parking	Tax Amt:	\$2,143	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions
		Waterfront:		Wtrfrnt Dsc:	Bay Front		

Rmks: **Large 663 sq foot studio at Mirador South Tower. Faces Southeast. Concrete flooring & walls recently painted, August 2021. HOA fees include high speed cable & hi def internet. Valet monthly parking available. Second floor, No balcony.**

1000 West Ave #1421, Miami Beach 33139



MLS #:	A10987142	Status:	PS	Beds:	0	L Price:	\$259,900
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968	Pool:			
Complex:	MIRADOR 1000	LA SqFt:	746	TA SqFt:	746		
Parking:	Valet Parking	Tax Amt:	\$3,566	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax
		Waterfront:		Wtrfrnt Dsc:	Bay Front		

Rmks: **AMAZING DEAL! X-LARGE Open Studio on Miami Beach. Create 4 separate living areas. Maintenance Includes: Cable, Internet, and Hot Water. Full-Service Building with a Heated Pool, Convenience Store, BBQ Area, and Hair Salon. 24 Hr Concierge & Security. In walking distance to Whole Foods, Restaurants, Lincoln Road, Ocean Drive, the Beach. Close to Airport, Highways, Downtown, Entertainment District. Within 15 minutes of Downtown, the Entertainment District, and Miami International Airport. LOWEST Price per sq. ft. Bay View Unit with Special Assessment Paid in Full. The unit may be converted to a One Bedroom. AC Unit <3 Years Old.**

Bonus: \$1000 towards Buyer's Closing Costs if under contract by 2/28/2022



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May 15, 2022

CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

1000 West Ave #BS101, Miami Beach 33139



MLS #:	A11102785	Status:	PS	Beds:	0	L Price:	\$269,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	Mirador	Pool:					
Parking:	Valet Parking	LA SqFt:	543				
		TA SqFt:	543				
Tax Amt:	\$2,701	Tax Year:	2020	Tax Info:	Tax Reflects Homestead Tax		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Amazing Direct Bay view from your Terrace, Walk out to the Pool on the Bay
 Enjoy the South Beach Lifestyle. Surrounded by fine dining & shopping.
 Walking distance to local market. Enjoy the view in this Spacious Studio with walk-in closet
 w/ Valet Parking**

1000 West Ave #422, Miami Beach 33139



MLS #:	A11104257	Status:	PS	Beds:	1	L Price:	\$309,500
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADOR 1000	Pool:					
Parking:	1 Space, Covered Parking, Valet Parking	LA SqFt:	619				
		TA SqFt:	619				
Tax Amt:	\$2,596	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Bright and spacious 1 bedroom, 1 bathroom apartment located at the desirable Mirador South Condo in west ave in Miami Beach. The gracious living and open kitchen space allows for a seamless dining and entertaining experience. Tastefully and completely renovated by the prestigious Lineaire Designs this apartment features new plumbing, appliances, kitchen cabinets, new bathroom and stunning bay views and pool area. Short distance to Whole Foods, Standard hotel, great restaurants and coffee shops.**

CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

1000 West Ave #922, Miami Beach 33139



MLS #: A11164533	Status: PS	Beds: 1	L Price: \$317,000
County: Miami-Dade County		Baths: 1 / 0	L Date:
Subdivision: MIRADOR 1000 CONDO		Age: 1968	
Complex: MIRADOR 1000		Pool:	
Parking: 1 Space, Covered Parking, Valet Parking		LA SqFt: 619	
		TA SqFt: 619	
Tax Amt: \$2,821	Tax Year: 2021	Tax Info: Tax Reflects City & County Tax	

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: EASY TO SHOW! Bright and spacious 1 bedroom, 1 bathroom apartment located at the desirable Mirador South Condo in west ave in Miami Beach. The gracious living and open kitchen space allows for a seamless dining and entertaining experience. Tastefully and completely renovated by the prestigious Lineaire Designs this apartment features new plumbing, appliances, kitchen cabinets, new bathroom and stunning bay views and pool area. Short distance to Whole Foods, Standard hotel, great restaurants and coffee shops.

1000 West Ave #1119, Miami Beach 33139



MLS #: A11136110	Status: PS	Beds: 0	L Price: \$324,900
County: Miami-Dade County		Baths: 1 / 0	L Date:
Subdivision: MIRADOR 1000 CONDO		Age: 1968	
Complex: MIRADOR 1000 CONDO		Pool:	
Parking: Valet Parking		LA SqFt: 543	
		TA SqFt: 543	
Tax Amt: \$3,638	Tax Year: 2021	Tax Info: Tax Reflects City & County Tax	

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: DIRECT Bayview Studio on Miami Beach with Amazing Sunsets and Skyline Views. Create 4 Living Zones in this well-planned layout. Full-Amenity Building: 24 Hour Security and Concierge, Heated Pool, Sauna, Spa/Hot Tub, and a 5000+ SF Fitness Center. The Building has a Convenience Store and Salon on Property. The lobby is being reimaged to a Stunning and Inviting Entry to Miami Beach Living at its Best. The building is poised to be the "Jewel of West Avenue". Maintenance Includes: Cable, Internet, Gym, Water, and Trash Removal. Prime Location: Steps to Whole Foods, Walgreens, Shops, and Restaurants. Walk to Lincoln Road, the Movie Theater, and the Beach. Within 15 minutes of Downtown Miami, Museums, Wynwood, Design District, and Miami Intl Airport Live-Work-Play in Style

CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

1000 West Ave #1210, Miami Beach 33139



MLS #:	A11173106	Status:	PS	Beds:	1	L Price:	\$469,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADOR 1000	Pool:					
Parking:	1 Space, Deeded Parking, Valet Parking	LA SqFt:	962				
		TA SqFt:	962				
Tax Amt:	\$4,956	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: Located in the heart of South Beach, this is an impeccably renovated and rarely available large 1 bedroom 1.5 bath corner unit w/stunning views of Miami Beach. The unit is move-in ready with polished concrete flooring throughout, an open concept kitchen w/custom cabinetry and Bosch appliances, upgraded lighting and all new impact windows and doors for a light and bright space. Two Walk-in closets with shelving designed to maximize space. Fully remodeled bathroom and half-bath with floating vanities, and top of the line fixtures. One deeded parking spot. Mirador is a full-service building with valet parking, heated pool, sauna, jacuzzi, convenience store, 24h security, spa, & a state-of-the-art fitness center. Fiber optic Internet and Cable all included in monthly H.O.A.

1000 West Ave #811, Miami Beach 33139



MLS #:	A11190620	Status:	PS	Beds:	2	L Price:	\$750,000
County:	Miami-Dade County	Baths:	2 / 0	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADOR 1000	Pool:					
Parking:	None, Space Rented, Valet Parking	LA SqFt:	1,197				
		TA SqFt:	1,197				
Tax Amt:	\$7,876	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front, Intracoastal Front, No Fixed Bridges, Seawall				

Rmks: DESIGNER CORNER UNIT W/ DIRECT WATER VIEW - Fully furnished and renovated 2BR/2BTH w/ glass balcony & large High Impact sliding windows system - panoramic Bay & Downtown Miami skyline views from ALL rooms. Italian porcelain white glass floor throughout, custom lighting & closets. Spacious balcony right over the water. Enjoy al fresco cocktails & dining while enjoying magnificent sunset views. Amenities include a Bayfront heated pool with poolside cabanas, a Jacuzzi, 24-hour valet parking service, a 5,000-square-foot fitness center, sauna, 24-hour security, full-service concierge, 250Gb Fiber Optic internet, HD cable TV. On-site convenience store, and beauty salon and steps away from Wholefoods, Publix, Trader Joe's, coffee shops, Lincoln Road Mall, and Iconic beach "Limmus Park".



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May 15, 2022

CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

1000 West Ave #TS9, Miami Beach 33139



MLS #:	A11066309	Status:	PS	Beds:	1	L Price:	\$1,400,000
County:	Miami-Dade County	Baths:	1 / 1	L Date:			
Subdivision:	MIRADOR 1000 CONDO	Age:	1968				
Complex:	MIRADOR 1000	Pool:					
Parking:	Valet Parking	LA SqFt:	1,328				
		TA SqFt:	1,328				
Tax Amt:	\$9,370	Tax Year:	2020	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks:

Fabulous Penthouse Tower Suite, TS9 is a unique waterfront residence with an 1100 sf private terrace. Enjoy panoramic NW, Biscayne Bay and Miami Skyline views. Additional outdoor space affords SW views. This spacious, 1,325 sf contemporary 1bd/1.5ba is sleeky designed. Wonderful for entertaining. Or, just relaxing outdoors. Mirador is in a great South Beach location and offers 5,000 sf gym, convenience store, and beautiful pool area.



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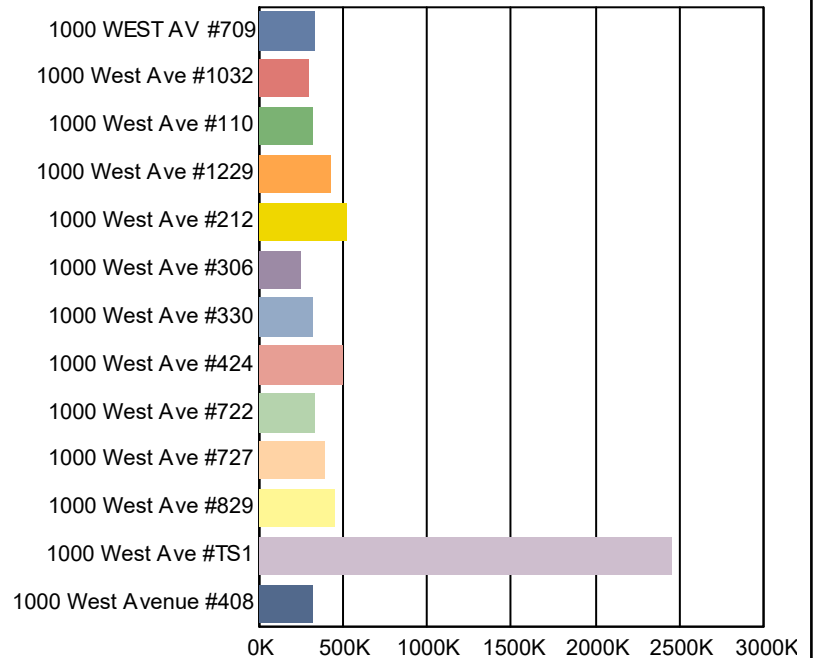
May 15, 2022

CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	13
Lowest Price	\$250,000
Highest Price	\$2,450,000
Average Price	\$533,961
Avg. Price/SqFt	\$503.05





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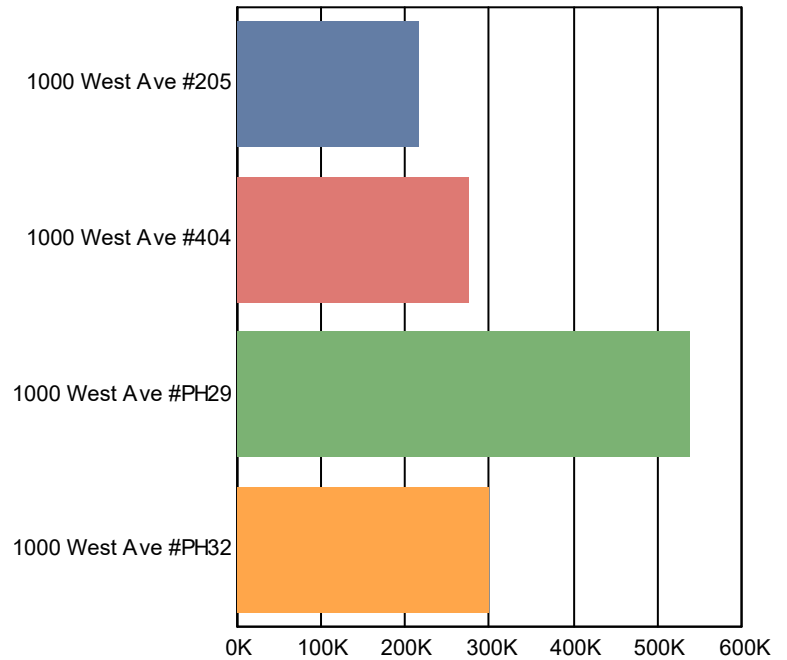
May 15, 2022

CMA Pro Report

These pages give a general overview of the selected properties.

Active With Contract Properties

Total # of Listings	4
Lowest Price	\$216,000
Highest Price	\$539,000
Average Price	\$332,250
Avg. Price/SqFt	\$436.71





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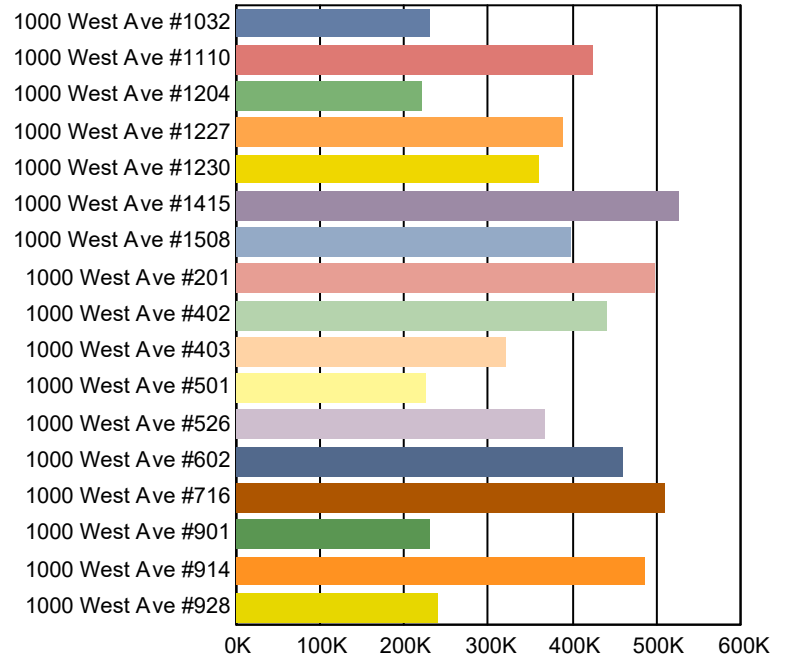
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CMA Pro Report

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Closed Properties

Total # of Listings	17
Lowest Price	\$220,000
Highest Price	\$525,000
Average Price	\$371,941
Avg. Price/SqFt	\$424.48





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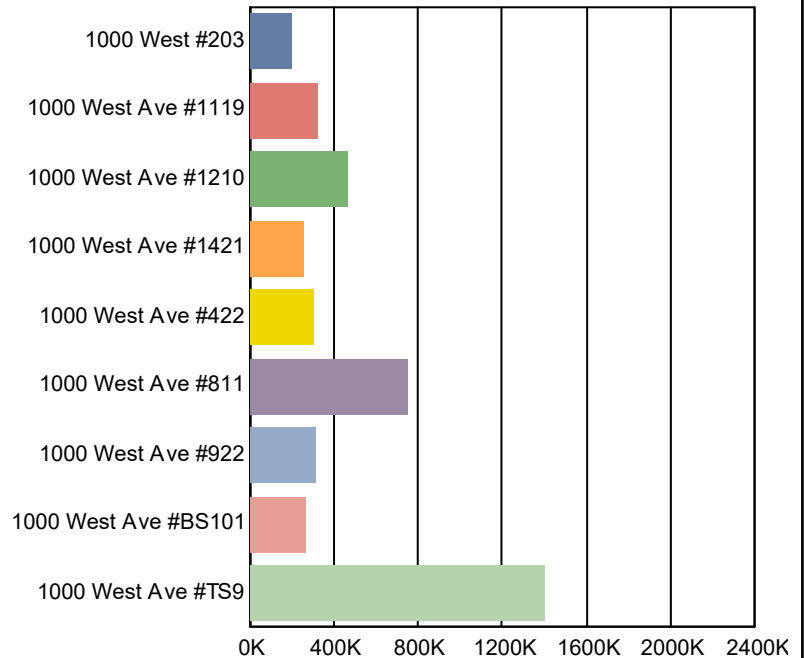
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CMA Pro Report

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Pending Properties

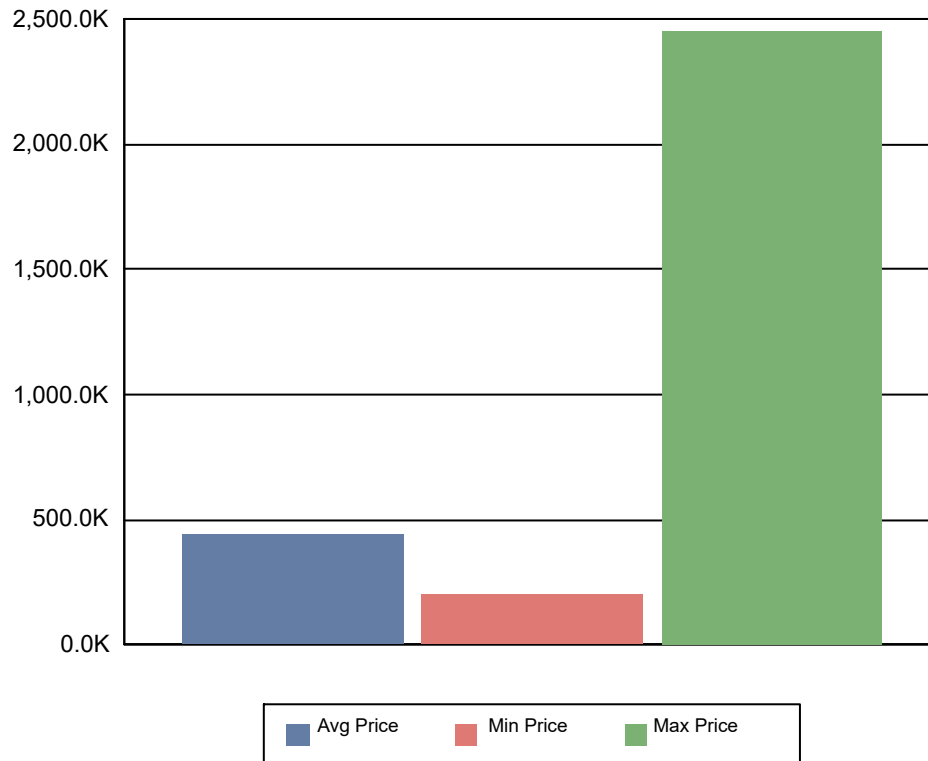
Total # of Listings	9
Lowest Price	\$205,000
Highest Price	\$1,400,000
Average Price	\$478,256
Avg. Price/SqFt	\$547.97



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	\$250,000	\$2,450,000	\$533,961	\$503.05
Active With Contract	\$216,000	\$539,000	\$332,250	\$436.71
Closed	\$220,000	\$525,000	\$371,941	\$424.48
Pending	\$205,000	\$1,400,000	\$478,256	\$547.97
Totals/Averages	\$205,000	\$2,450,000	\$439,484	\$475.22

Property Summary

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
Active							
ACT	1000 West Ave #306	0		543	\$250,000		
ACT	1000 West Ave #1032	0	1 (1 0)	682	\$300,000		

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S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
ACT	1000 West Ave #110	1	1 (1 0)	852	\$319,999		
ACT	1000 West Avenue #408	1	1 (1 0)		\$325,000		
ACT	1000 West Ave #330	1	1 (1 0)	787	\$328,500		
ACT	1000 West Ave #722	1	1 (1 0)	619	\$330,000		
ACT	1000 WEST AV #709	1	1 (1 0)	852	\$335,000		
ACT	1000 West Ave #727	1	1 (1 0)	852	\$389,000		
ACT	1000 West Ave #1229	1	2 (1 1)	969	\$435,000		
ACT	1000 West Ave #829	1	2 (1 1)	969	\$459,000		
ACT	1000 West Ave #424	1	2 (1 1)	962	\$499,999		
ACT	1000 West Ave #212	1	2 (1 1)	962	\$520,000		
ACT	1000 West Ave #TS1	3	3 (2 1)	2,229	\$2,450,000		

Active With Contract

1000 West Ave #205	0	1 (1 0)	543	\$216,000
1000 West Ave #404	0	1 (1 0)	776	\$275,000
1000 West Ave #PH32	0	1 (1 0)	682	\$299,000
1000 West Ave #PH29	1	2 (1 1)	969	\$539,000

Closed

1000 West Ave #1204	1	1 (1 0)	776	\$230,000
1000 West Ave #501	0	1 (1 0)	663	\$225,000
1000 West Ave #901	0	1 (1 0)	663	\$265,000
1000 West Ave #1032	0	1 (1 0)	682	\$230,000
1000 West Ave #928	0	1 (1 0)	543	\$239,000
1000 West Ave #403	1	2 (1 1)		\$389,900
1000 West Ave #1230	1	1 (1 0)	787	\$385,000
1000 West Ave #526	1	1 (1 0)	852	\$369,950
1000 West Ave #1227	1			\$360,000
1000 West Ave #1508	1	1 (1 0)	852	\$405,000
1000 West Ave #1110	1	2 (1 1)		\$405,000
1000 West Ave #402	2	2 (2 0)	1,187	\$455,000
1000 West Ave #602	2	2 (2 0)	1,187	\$470,000
1000 West Ave #914	1	1 (1 0)		\$475,000
1000 West Ave #201	2	3 (2 1)	1,473	\$498,000
1000 West Ave #716	1	1 (1 0)	852	\$510,000
1000 West Ave #1415	1	1 (1 0)	852	\$525,000

Pending

1000 West #203	0	1 (1 0)	663	\$205,000
1000 West Ave #1421	0	1 (1 0)	746	\$259,900

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S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
	1000 West Ave #BS101	0	1 (1 0)	543	\$269,000		
	1000 West Ave #422	1	1 (1 0)	619	\$309,500		
	1000 West Ave #922	1	1 (1 0)	619	\$317,000		
	1000 West Ave #1119	0	1 (1 0)	543	\$324,900		
	1000 West Ave #1210	1	2 (1 1)	962	\$469,000		
	1000 West Ave #811	2	2 (2 0)	1,197	\$750,000		
	1000 West Ave #TS9	1	2 (1 1)	1,328	\$1,400,000		