

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

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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
1200 West Ave #521	\$330,000	1	1	837		05/04/2022	
1200 West Ave #816	\$395,000	1	1	837		04/25/2022	
1200 WEST AVE #708	\$450,000	1	1	837		08/18/2021	
Averages:	\$391,667	1.0	1.0	837			

Active With Contract Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1200 West Ave #812	\$269,000		1	680		04/28/2022	
1200 West Ave #308	\$335,000	1	1	837		05/10/2022	
1200 West Ave #PH-05	\$550,000	1	1	837		05/06/2022	
Averages:	\$384,667	0.7	1.0	785			

Closed Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1200 West Ave #1027	\$281,000		1	552		04/18/2022	2
1200 West Ave #806	\$522,888	1	2	994		04/29/2022	9
1200 West Ave #725	\$740,000	2	2	1,071		04/04/2022	148
Averages:	\$514,629	1.0	1.7	872			53

Pending Listings

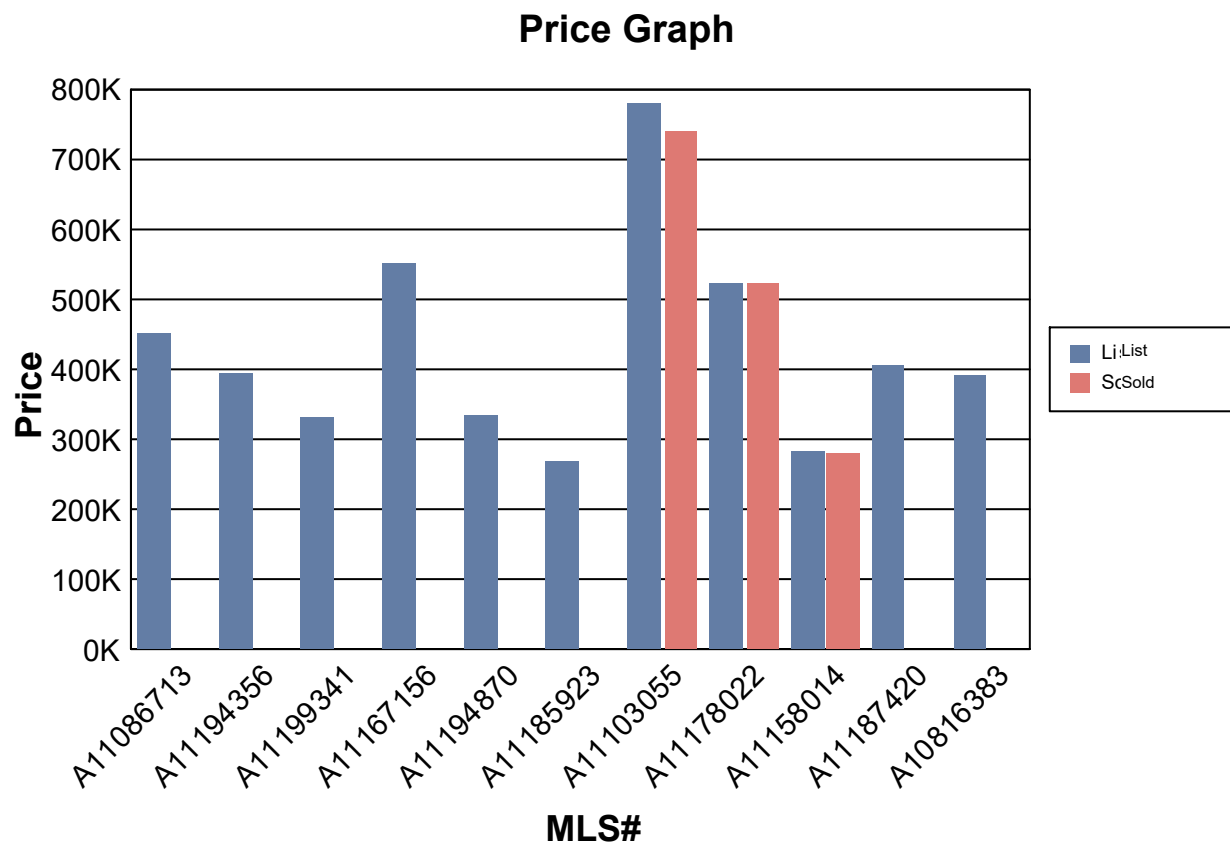
Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1200 West Ave #1018	\$389,900	1	1	837		03/17/2022	667
1200 West Ave #718	\$405,000	1	1	837		04/22/2022	8
Averages:	\$397,450	1.0	1.0	837			338

	Low	Median	Average	High	Count
Comparable Price	\$269,000	\$395,000	\$424,344	\$740,000	11
Adjusted Comparable Price	\$269,000	\$395,000	\$424,344	\$740,000	11



List Price and Sale Price

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



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

1200 West Ave #521, Miami Beach 33139



MLS #: A11199341	Status: A	Beds: 1	L Price: \$330,000
County: Miami-Dade County		Baths: 1 / 0	L Date:
Subdivision: MIRADOR 1200 CONDO		Age: 1965	
Complex: Mirador 1200 Condo		Pool:	
Parking: Valet Parking		LA SqFt: 837	
		TA SqFt: 837	
Tax Amt: \$3,907	Tax Year: 2021	Tax Info: Tax Reflects No Exemptions	
Waterfront:	Wtrfrnt Dsc: Bay Front		

Rmks: Enjoy bay front living. Spacious one bedroom with a balcony. Tile flooring throughout. Great amenities-- bay front pool deck, hot tub, fitness center, 24-hour concierge, party room, convenience store and more. Prime South Beach location within walking distance of everything-- Whole Foods, Trader Joe's Lincoln Road and the beach! Valet Parking. Rental allowed.

1200 West Ave #816, Miami Beach 33139



MLS #: A11194356	Status: A	Beds: 1	L Price: \$395,000
County: Miami-Dade County		Baths: 1 / 0	L Date:
Subdivision: MIRADOR 1200 CONDO		Age: 1965	
Complex: Mirador 1200 Condo		Pool:	
Parking: Other Parking		LA SqFt: 837	
		TA SqFt: 837	
Tax Amt: \$4,161	Tax Year: 2021	Tax Info: Tax Reflects No Exemptions	
Waterfront:	Wtrfrnt Dsc: Bay Front		

Rmks: Amazing Corner unit with beautiful view. Spacious 1 bedroom, 1 bath 837 Sqft with a lot of natural light. Building have 24 hour concierge, gym and amazing pool by the bay. Centrally located in Miami Beach, with everything Miami Beach has to offers, walking distance to many restaurants, supermarkets such as whole foods and trader joe's and much more.

1200 WEST AVE #708, Miami Beach 33139



MLS #: A11086713	Status: A	Beds: 1	L Price: \$450,000
County: Miami-Dade County		Baths:	L Date:
Subdivision: MIRADOR 1200 CONDO		Age: 1965	
Complex: MIRADOR 1200		Pool:	
Parking: Covered Parking, Space Rented, Valet Parking		LA SqFt: 837	
		TA SqFt: 837	
Tax Amt: \$2,139	Tax Year: 2020	Tax Info: Tax Reflects City & County Tax	

Rmks: Amazing apartment for sale in Mirador North with direct east views of all of Miami Beach. Beautiful bathroom ,Private covered Valet Parking Space only for \$65 a month.24/7 Front desk security, New Gym, Private Marina, Gorgeous Pool, Jacuzzi and BBQ grilling area facing Biscayne Bay and much more!



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Active With Contract Properties

1200 West Ave #812, Miami Beach 33139



MLS #:	A11185923	Status:	AC	Beds:	0	L Price:	\$269,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1200 CONDO	Age:	1965	Pool:			
Complex:	Mirador 1200 Condo	LA SqFt:	680	TA SqFt:	680		
Parking:	Valet Parking	Tax Amt:	\$2,920	Tax Year:	2021	Tax Info:	Tax Reflects Homestead Tax
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Beautiful ocean view from this oversized 680 Sqft studio in desirable Mirador on West ave. Easy can be converted in 1 bdr. Plenty of closet space 2 walk in closets. Location perfect Across the street from Whole Foods, close to Lincoln Rd., Park, restaurants shops, beach and much more. 5 star amenities pool, Convenient store inside building, sauna, New fitness Center top in South Beach overlooking the bay, 24 hour concierge service, Jacuzzi, business center pool tables and much more. Maintenance Includes water, sewer, trash, cable, Internet, valley. Perfect for investor Good for investment . Unit can be rented 2 times a year for min 4 month. Valet parking first car \$65 a month, second car \$150 a month.**

1200 West Ave #308, Miami Beach 33139



MLS #:	A11194870	Status:	AC	Beds:	1	L Price:	\$335,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1200 CONDO	Age:	1965	Pool:			
Complex:	MIRADOR 1200	LA SqFt:	837	TA SqFt:	837		
Parking:	Valet Parking	Tax Amt:	\$2,867	Tax Year:	2021	Tax Info:	Tax Reflects No Homestead Tax
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Renovated 1 bedroom with open kitchen at The Mirador. The Mirador is located on trendy West Avenue just steps to Whole Foods, Lincoln Rd and everything that South Beach has to offer. Cable, Internet, Gym, and water included in the association dues. Please bring masks when viewing.**



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Active With Contract Properties

1200 West Ave #PH-05, Miami Beach 33139



MLS #: **A11167156** Status: **AC**
County: **Miami-Dade County**
Subdivision: **MIRADOR 1200 CONDO**
Complex: **Mirador North**
Parking: **Covered Parking**

Beds: **1** L Price: **\$550,000**
Baths: **1 / 0** L Date:
Age: **1965**
Pool:
LA SqFt: **837**
TA SqFt: **837**
Tax Amt: **\$5,536** Tax Year: **2021** Tax Info: **Tax Reflects City & County Tax**

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks:

Rarely available - Bayfront Penthouse residence offering amenities of a world-class 5-Star resort and effortless condo living in the heart of South Beach. Beautifully renovated and boasting 837 sqft of living space and unobstructed bay, downtown views. high ceiling Recently renovated kitchen, lighting system, new appliances, large walk-in closet. Enjoy 21 Meter Pool, Jacuzzi, State of the art fitness center, 24-hour concierge & security, Party room, bbq, convenience store onsite. Wholefoods, Trader Joes, Lincoln Rd, restaurants, and the beach. Valet Parking for you and your guests. Pet friendly.



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Closed Properties

1200 West Ave #1027, Miami Beach 33139



MLS #:	A11158014	Status:	CS	Beds:	0	L Price:	\$282,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:	02/08/2022		
Subdivision:	MIRADOR 1200 CONDO	Age:	1965				
Complex:	MIRADOR	Pool:					
Parking:	None	LA SqFt:	552				
		TA SqFt:	552				
Tax Amt:	\$3,897	Tax Year:	2021	Tax Info:	Tax Reflects No Exemptions		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: **Fantastic Bay views, a private terrace. Studio is very large with wonderful light. Amenities in the building included gorgeous bay-front pool and a huge gym, Valet Parking, secured access, walk to Whole-foods, Starbucks and West Ave shops walking distance from beach and Lincoln Road. Located in the heart of South Beach in Miami Beach.**

1200 West Ave #806, Miami Beach 33139



MLS #:	A11178022	Status:	CS	Beds:	1	L Price:	\$522,888
County:	Miami-Dade County	Baths:	1 / 1	L Date:	03/22/2022		
Subdivision:	MIRADOR 1200 CONDO	Age:	1965				
Complex:	MIRADOR 1200 CONDO	Pool:					
Parking:	Valet Parking	LA SqFt:	994				
		TA SqFt:	994				
Tax Amt:	\$5,775	Tax Year:	2021	Tax Info:	Tax Reflects Homestead Tax		
Waterfront:		Wtrfrnt Dsc:	Bay Front, Intracoastal Front, Ocean Access				

Rmks: **Imagine opening your door and being welcomed home by the glistening waters of Biscayne Bay, a backdrop of the stunning Miami skyline and an everchanging view as yacht, boats and jetskis traverse the open bay! That is what you will get every day at this amazing corner pied-a-terre in the heart of South Beach. This extra large 1 bed 1.5 bath condo has been remodeled throughout and is the epitome of easy Florida living. Enjoy exploring a neighborhood full of restaurants, cafes, shopping and retail all at your doorstep. The Mirador is a full service building including: valet, security, in house management, state of the art fitness center, gorgeous bay side pool, grocery store and more. The condo comes equipped with tile floors throughout and hurricane impact windows. Easy to show.**



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Closed Properties

1200 West Ave #725, Miami Beach 33139



MLS #:	A11103055	Status:	CS	Beds:	2	L Price:	\$779,000
County:	Miami-Dade County	Baths:	2 / 0	L Date:	09/24/2021		
Subdivision:	MIRADOR 1200 CONDO	Age:	1965				
Complex:	Mirador	Pool:					
Parking:	None	LA SqFt:	1,071				
		TA SqFt:	1,071				
Tax Amt:	\$7,978	Tax Year:	2020	Tax Info:	Tax Reflects City & County Tax		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks:

Experience the true Miami Life at The Mirador. Take in the stunning views of Biscayne Bay, downtown Miami, Star Island, Monument Island, and the port of Miami from this beautifully maintained residence. Located in the heart of Miami Beach, West Ave is in close proximity to Whole Foods, Trader Joes, Publix, countless restaurants, Flamingo Park and more. The Mirador offers a newly renovated fitness center, resort-style pool deck, marina/boat dock for lease, full service convenience store and a secured lobby with 24-hour concierge and valet service.



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Pending Properties

1200 West Ave #1018, Miami Beach 33139



MLS #:	A10816383	Status:	PS	Beds:	1	L Price:	\$389,900
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1200 CONDO	Age:	1965				
Complex:	Mirador North	Pool:					
Parking:	Valet Parking	LA SqFt:	837				
		TA SqFt:	837				
Tax Amt:	\$3,986	Tax Year:	2019	Tax Info:	Tax Reflects City & County Tax		

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

Rmks: **1 Bedroom/1 Bathroom condo for rent in South Beach at the Mirador 1200 North on West Avenue. Newly renovated kitchen and bathroom. All flooring and paint are brand new. Beautiful waterfront location with outstanding view of the beach and Biscayne Bay. Numerous amenities, such as professional fully equipped gym, hot tub, pool, convenience store and party room. Condo has new hurricane proof windows and renovated open balcony. Located close to Lincoln Rd, movie theatres, Whole Foods and a short walk to the beach. Monthly rent includes high speed internet, cable TV and 1 FREE parking spot for a scooter or motorcycle. Excellent security with 7 day 24 hour concierge desk and valet parking. Condo can be rented tastefully furnished or unfurnished. Electricity, and valet car parking extra.**

1200 West Ave #718, Miami Beach 33139



MLS #:	A11187420	Status:	PS	Beds:	1	L Price:	\$405,000
County:	Miami-Dade County	Baths:	1 / 0	L Date:			
Subdivision:	MIRADOR 1200 CONDO	Age:	1965				
Complex:	MIRADOR 1200	Pool:					
Parking:	Other Parking, Valet Parking	LA SqFt:	837				
		TA SqFt:	837				
Tax Amt:	\$0	Tax Year:	2021	Tax Info:	Tax Reflects City & County Tax		

Waterfront: Wtrfrnt Dsc: **Bay Front**

Rmks: **Fully Renovated and 1BR 1BA with Den/Office in a Full Amenity Building in the Heart of South Beach. Open Balcony with Bay and City Views. Walking Distance to Flamingo Park, Whole Foods, Walgreens, Restaurants, Shopping, Movie Theater, Lincoln Rd, and Ocean Drive. Unit is tenant occupied.**

Amenities: Fitness Center, Community Room, Resort Style Pool Deck, Heated Pool, Jacuzzi, and BBQ Area. Maintenance Includes All Amenities, Water, Garbage Removal, Cable and Internet, Fitness Center. Valet Parking is available for only \$50/mo. Special Assessments Paid in Full by Seller.

Within 15 mins. of Downtown Miami, Museum Park, Design District, Wynwood, FTX Arena, and MIA

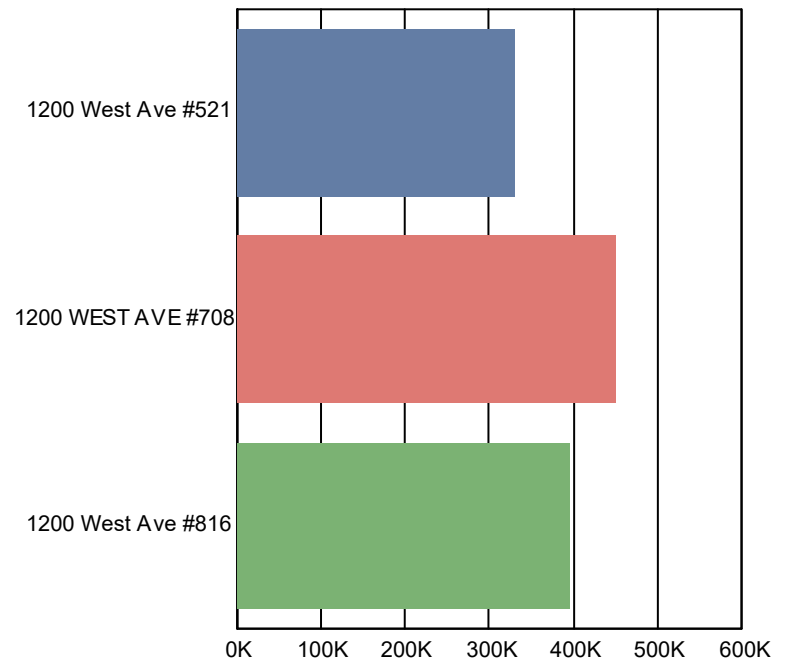
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These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	3
Lowest Price	\$330,000
Highest Price	\$450,000
Average Price	\$391,667
Avg. Price/SqFt	\$467.94

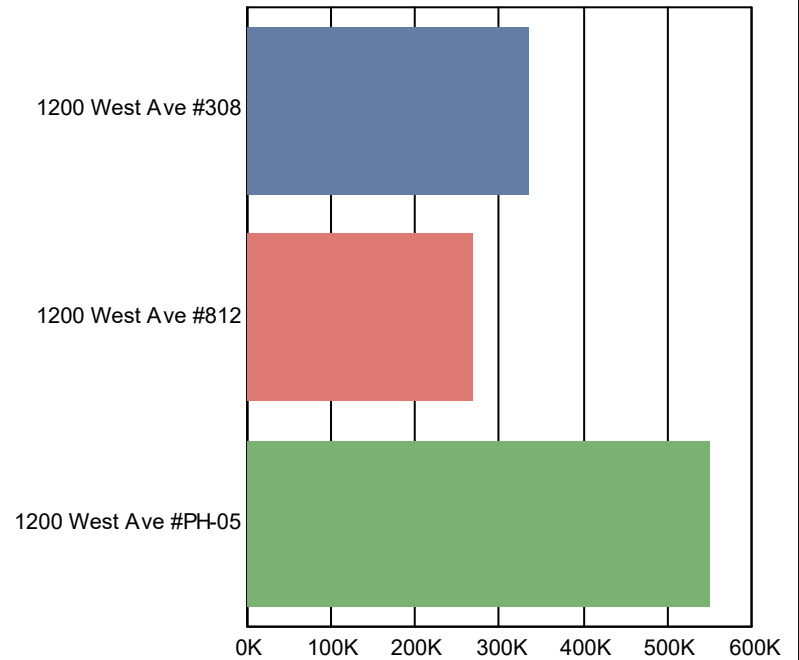


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Active With Contract Properties

Total # of Listings	3
Lowest Price	\$269,000
Highest Price	\$550,000
Average Price	\$384,667
Avg. Price/SqFt	\$484.31

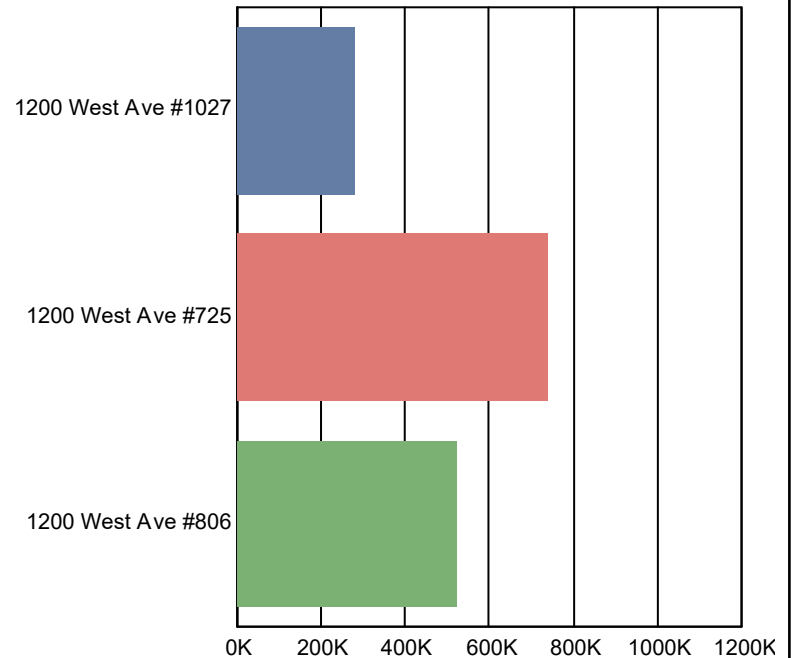


CMA Pro Report

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Closed Properties

Total # of Listings	3
Lowest Price	\$281,000
Highest Price	\$740,000
Average Price	\$514,629
Avg. Price/SqFt	\$575.35





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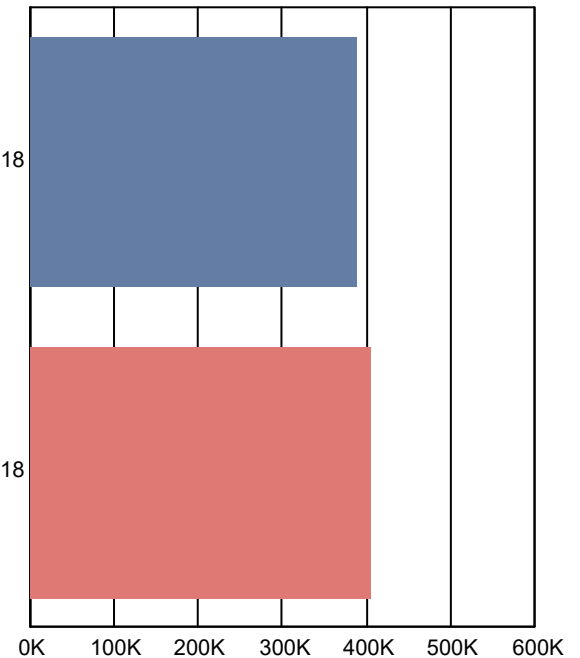
These pages give a general overview of the selected properties.

Pending Properties

Total # of Listings	2
Lowest Price	\$389,900
Highest Price	\$405,000
Average Price	\$397,450
Avg. Price/SqFt	\$474.85

1200 West Ave #1018

1200 West Ave #718





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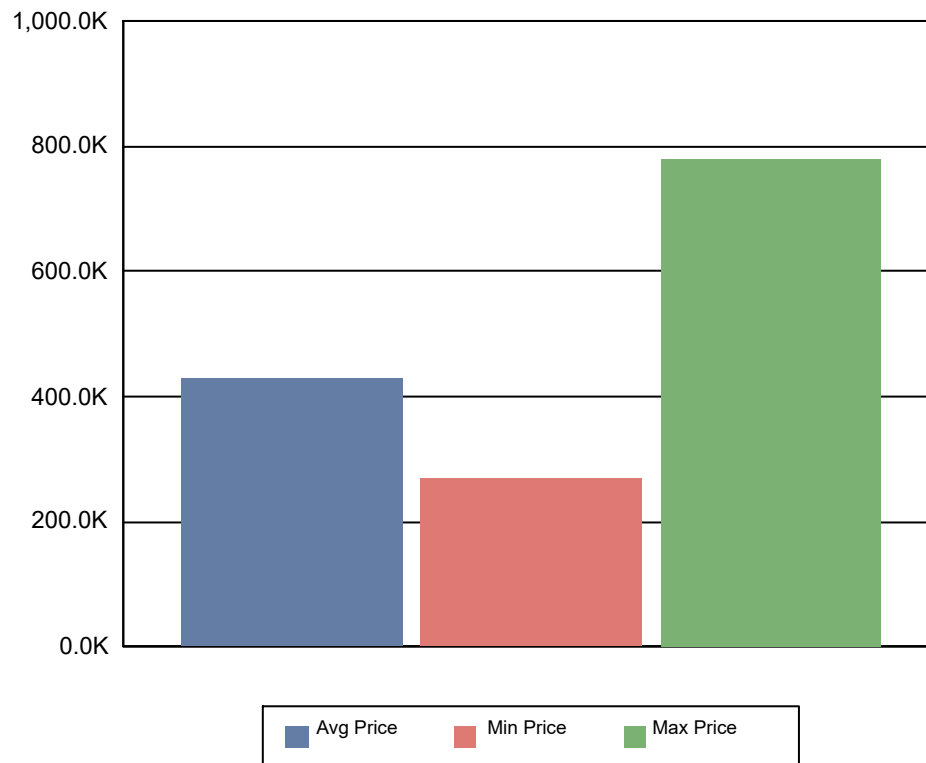


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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Active	\$330,000	\$450,000	\$391,667	\$467.94
Active With Contract	\$269,000	\$550,000	\$384,667	\$484.31
Closed	\$281,000	\$740,000	\$514,629	\$575.35
Pending	\$389,900	\$405,000	\$397,450	\$474.85
Totals/Averages	\$269,000	\$740,000	\$424,344	\$502.95

Property Summary

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
Active							
ACT	1200 West Ave #521	1	1 (1 0)	837	\$330,000		
ACT	1200 West Ave #816	1	1 (1 0)	837	\$395,000		

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S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
ACT	1200 WEST AVE #708	1		837	\$450,000		

Active With Contract

1200 West Ave #812	0	1 (1 0)	680	\$269,000
1200 West Ave #308	1	1 (1 0)	837	\$335,000
1200 West Ave #PH-05	1	1 (1 0)	837	\$550,000

Closed

1200 West Ave #1027	0	1 (1 0)	552	\$282,000
1200 West Ave #806	1	2 (1 1)	994	\$522,888
1200 West Ave #725	2	2 (2 0)	1,071	\$779,000

Pending

1200 West Ave #1018	1	1 (1 0)	837	\$389,900
1200 West Ave #718	1	1 (1 0)	837	\$405,000