

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
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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
1300 Monad Terrace #10C	\$2,900,000	2	3			12/20/2021	
1300 Monad Terr #3A	\$8,595,000	4	5	4,468		04/07/2022	
Averages:	\$5,747,500	3.0	4.0	4,468			

Closed Listings

Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1300 Monad Terrace #4C	\$1,999,999	2	3			04/29/2022	66
Averages:	\$1,999,999	2.0	3.0				66

Pending Listings

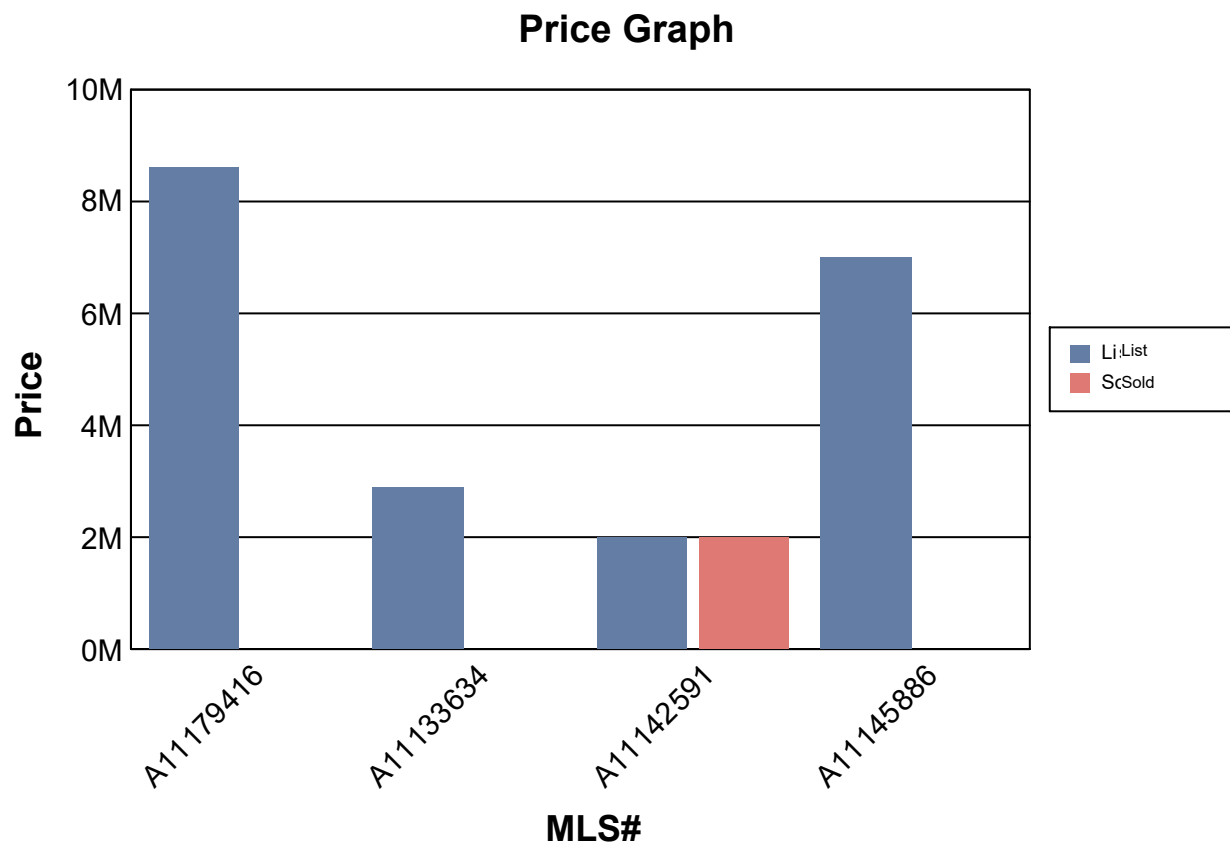
Address	Price	Bds	Bth	SqFt Tot	Acres	Not Defined	DOM
1300 Monad Terrace #11E	\$7,000,000	5	6	5,465		03/10/2022	62
Averages:	\$7,000,000	5.0	6.0	5,465			62

	Low	Median	Average	High	Count
Comparable Price	\$1,999,999	\$4,950,000	\$5,123,750	\$8,595,000	4
Adjusted Comparable Price	\$1,999,999	\$4,950,000	\$5,123,750	\$8,595,000	4



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

1300 Monad Terrace #10C, Miami Beach 33139



MLS #: A11133634	Status: A	Beds: 2	L Price: \$2,900,000
County: Miami-Dade County		Baths: 2 / 1	L Date:
Subdivision: Monad Terrace		Age: 2021	
Complex: Monad Terrace		Pool:	
Parking: 2 Or More Spaces, Covered		LA SqFt: 1,453	
		TA SqFt: 0	
Tax Amt: \$4,178	Tax Year: 2021	Tax Info: Tax Reflects City & County Tax, New Construction	
Waterfront:	Wtrfrnt Dsc: Bay Front, Intracoastal Front		

Rmks: Brand new Monad Terrace by Pritzker prize-winning architect, Jean Nouvel. This luxury designed waterfront complex compose of 59 individually designed residences in the heart of Miami Beach. This one-of-a-kind residence on the 10th floor is the perfect blueprint for most health conscious and environmentally aware buyer. Fully equipped 2 bedrooms treated with EMF shielding and grounded paint on all surfaces to protect against Miami Beach high EMF environment, new HVAC custom metal ducts and frameless vents for highest air quality - no fiberglass or sweating for mold prevention, complete purification system, and dehumidifier throughout. Top grade hard wired Cat-7 for all electronics including kill switches in bedrooms, custom electric shades with apron installation, and Poliform closets.

1300 Monad Terr #3A, Miami Beach 33139



MLS #: A11179416	Status: A	Beds: 4	L Price: \$8,595,000
County: Miami-Dade County		Baths: 4 / 1	L Date:
Subdivision: Monad Terrace		Age: 2020	
Complex: Monad Terrace		Pool:	
Parking: 2 Or More Spaces, Valet		LA SqFt: 3,302	
		TA SqFt: 4,468	
Tax Amt: \$9,865	Tax Year: 2021	Tax Info: Tax Reflects City & County Tax	
Waterfront:	Wtrfrnt Dsc: Bay Front		

Rmks: Incredible turn-key furnished opportunity at Miami Beach's Monad Terrace. Designed by Pritzker Prize Winning Architect, Jean Nouvel. This 4 bedroom, 4.5 bath residence in the premier A-Tier features breathtaking bay and city views, expansive terrace with wrap around balcony and impressive upgrades at every turn. Enjoy luxurious teak and marble flooring, kitchen designed with Gaggenau appliances and Calcutta counters in the primary living and entertainment area. Primary bedroom with drop-down video screen and spa-quality en-suite bathroom with steam shower and separate soaking tub. Thoughtful upgrades include custom built wet bar with wine fridge and beverage station, upgraded lighting, built-in speakers, automated window treatments, Olivieri custom closets and primary bathroom steam shower.



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Closed Properties

1300 Monad Terrace #4C, Miami Beach 33139



MLS #:	A11142591	Status:	CS	Beds:	2	L Price:	\$1,999,000
County:	Miami-Dade County	Baths:	2 / 1	L Date:	01/07/2022		
Subdivision:	Monad Terrace	Age:	2019				
Complex:	Monad Terrace	Pool:					
Parking:	1 Space	LA SqFt:	1,453				
		TA SqFt:					
Tax Amt:	\$4,178	Tax Year:	2021	Tax Info:	New Construction		
Waterfront:		Wtrfrnt Dsc:	Bay Front				

Rmks: Be the First to live in this new residence, curated & designed by Pritzker prize-winning architect, Jean Nouvel! Situated on Biscayne Bay, this exclusive waterfront building consists of only 59 individually designed residences, and boasts private elevator access, 10' ceilings, custom wood flooring throughout, impact windows, two oversized private terraces for a seamless indoor/outdoor experience, a custom kitchen w/ marble island in Calacatta Gold & integrated wine cooler, Gaggenau appliances, stone countertops, & custom bathrooms w/ freestanding soaking tub & steam shower w/ Calacatta Gold marble. Enjoy the luxurious building amenities that include: a Sun deck w/ 116' swimming pool overlooking Biscayne Bay, pool service, Lagoon Fitness & Wellness Center, Concierge & 24hr Lobby Attendant!

Pending Properties

1300 Monad Terrace #11E, Miami Beach 33139



MLS #:	A11145886	Status:	PS	Beds:	5	L Price:	\$7,000,000
County:	Miami-Dade County	Baths:	5 / 1	L Date:			
Subdivision:	Monad Terrace	Age:	2021				
Complex:	Monad Terrace	Pool:					
Parking:	2 Or More Spaces, Assigned	LA SqFt:	4,181				
	Parking, Valet Parking	TA SqFt:	5,465				
Tax Amt:	\$0	Tax Year:	2021	Tax Info:	New Construction		
Waterfront:		Wtrfrnt Dsc:	Bay Front, Ocean Access				

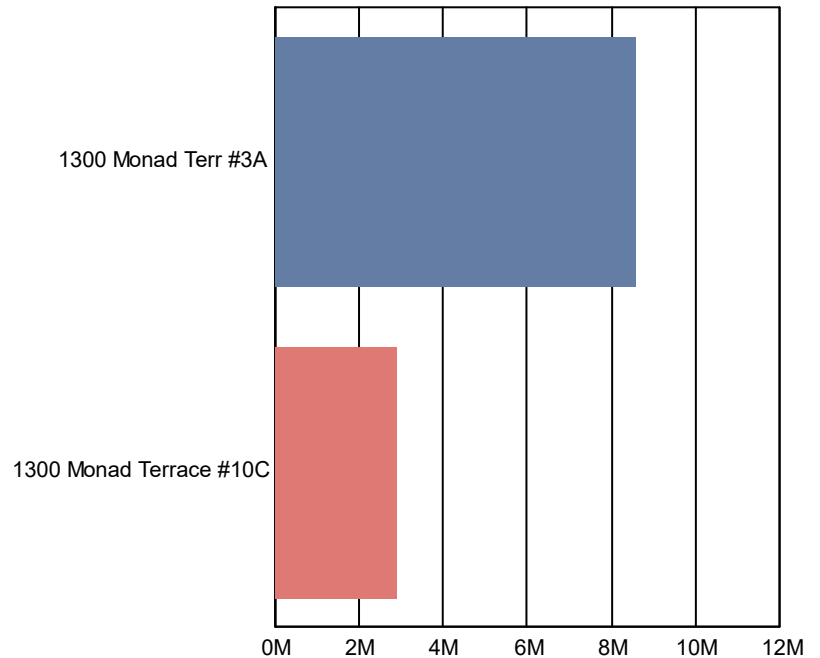
Rmks: Brand New, Large 5/5.5 Residence in elegant 59-unit Monad Terrace by Pritzker Winner, Jean Nouvel. Stunning architecture that features brilliant light, private outdoor space, climbing gardens, unique sawtooth honeycomb facades & stunning sunset views of Biscayne Bay. Kitchen with dramatic sculptural marble island in Calacatta. Master baths with richly veined, spacious stone countertops, marquetry flooring and tiled walls. Other notable features include custom cabinetry & built-in features, designer fixtures, teak flooring throughout & private elevators. Immediate Occupancy.

CMA Pro Report

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Active Properties

Total # of Listings	2
Lowest Price	\$2,900,000
Highest Price	\$8,595,000
Average Price	\$5,747,500
Avg. Price/SqFt	\$2,299.42



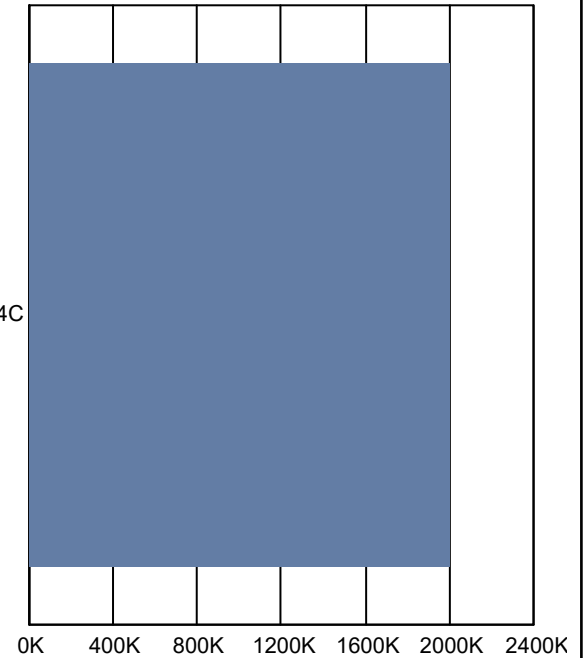
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Closed Properties

Total # of Listings	1
Lowest Price	\$1,999,999
Highest Price	\$1,999,999
Average Price	\$1,999,999
Avg. Price/SqFt	\$1,376.46

1300 Monad Terrace #4C



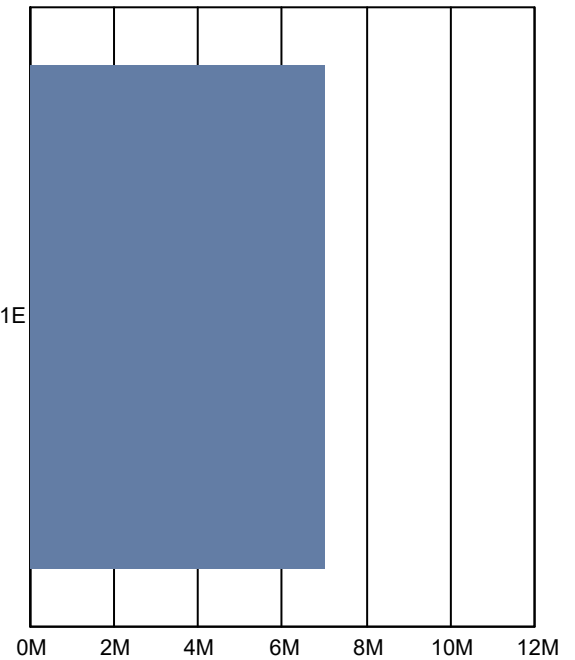
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Pending Properties

Total # of Listings	1
Lowest Price	\$7,000,000
Highest Price	\$7,000,000
Average Price	\$7,000,000
Avg. Price/SqFt	\$1,674.24

1300 Monad Terrace #11E





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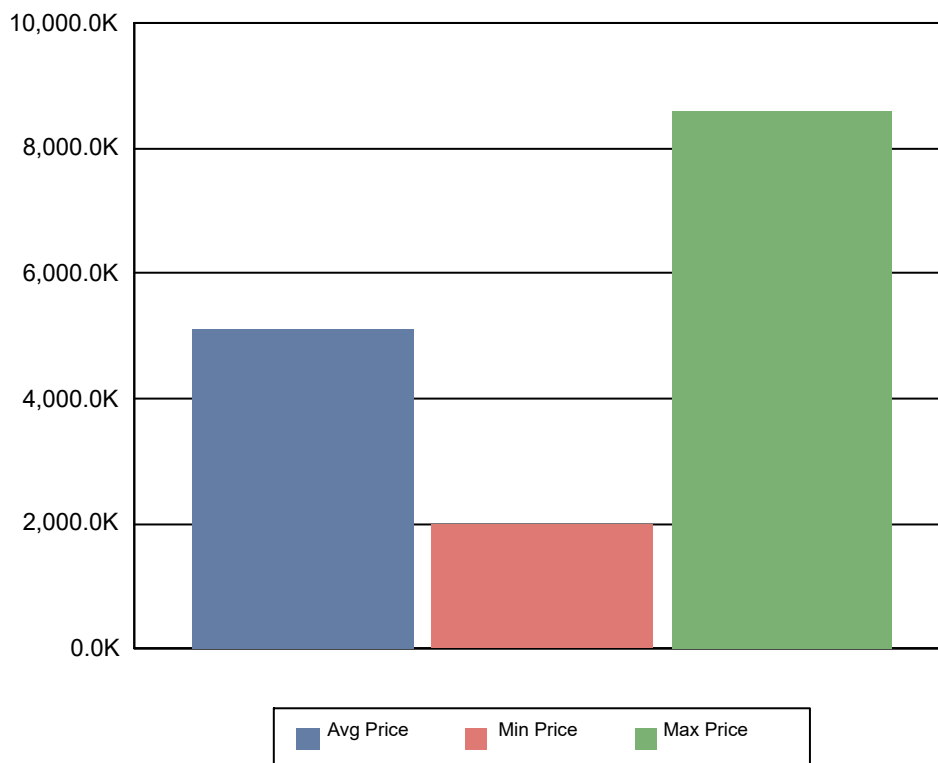


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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Active	\$2,900,000	\$8,595,000	\$5,747,500	\$2,299.42
Closed	\$1,999,999	\$1,999,999	\$1,999,999	\$1,376.46
Pending	\$7,000,000	\$7,000,000	\$7,000,000	\$1,674.24
Totals/Averages	\$1,999,999	\$8,595,000	\$5,123,750	\$1,912.39

Property Summary

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
Active							
ACT	1300 Monad Terrace #10	2	3 (2 1)	0	\$2,900,000		
ACT	1300 Monad Terr #3A	4	5 (4 1)	4,468	\$8,595,000		

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S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date
Closed							
	1300 Monad Terrace #4C	2	3 (2 1)		\$1,999,000		
Pending							
	1300 Monad Terrace #11	5	6 (5 1)	5,465	\$7,000,000		