

# DOWNTOWN MIAMI

## MARKET REPORT

NOVEMBER 2015



READ THIS REPORT BEFORE SELLING, BUYING OR INVESTING!

### FEATURING

MARINABLUE, 900 BISCAYNE, 10 MUSEUM PARK,  
MARQUIS, VIZCAYNE, 50 BISCAYNE, MINT, IVY AND WIND.

DID YOU KNOW THERE ARE **538** UNITS FOR SALE BETWEEN THESE 9 BUILDINGS ALONE?

**SELLERS: HOW DO YOU STAND VERSUS YOUR COMPETITION?**

- KNOW THE MARKET'S KEY STATISTICS TO MAKE THE RIGHT PRICING DECISIONS
- SEE CURRENTLY FOR SALE, RECENTLY RENTED & ALL SALES DURING PAST 2 YEARS
- ANALYZE CURRENT TRENDS & GET A FEEL FOR THE MARKET'S STRENGTH



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**FORTUNE**  
INTERNATIONAL REALTY

\*Statistics taken on November 6th

## CURRENTLY FOR SALE BREAKDOWN PER UNIT TYPE / A LA VENTA POR TIPO DE UNIDAD

BUILDING NAME	TOTAL UNITS	# FOR SALE	% FOR SALE	SOLD 90 DAYS	SOLD 6 MONTHS	SOLD 12 MONTHS	SOLD 18 MONTHS	SOLD 24 MONTHS
MarinaBlue	516	36	7.0%	9	24	40	55	74
900 Biscayne	516	60	11.6%	9	20	44	68	90
10 Museum Park	200	21	10.5%	4	9	23	30	34
Marquis	306	43	14.1%	2	6	14	26	37
50 Biscayne	523	62	11.9%	12	22	42	56	78
Vizcayne	849	124	14.6%	7	14	20	29	48
Mint	530	68	12.8%	5	16	19	33	50
Ivy	504	71	14.1%	4	11	26	44	69
Wind	489	53	10.8%	9	17	29	55	73
<b>AVERAGE</b>	<b>493</b>	<b>60</b>	<b>11.9%</b>	<b>7</b>	<b>15</b>	<b>29</b>	<b>44</b>	<b>61</b>
<b>TOTAL</b>	<b>4,433</b>	<b>538</b>		<b>61</b>	<b>139</b>	<b>257</b>	<b>396</b>	<b>553</b>

## AVERAGES & MEDIANS PER BUILDING / PROMEDIOS & MEDIAS POR EDIFICIO

BUILDING NAME	AVERAGE LIST PRICE	AVERAGE LP\$/SQFT	AVERAGE SALE PRICE	AVERAGE SP\$/SQFT	AVERAGE SP\$/LP\$	AVERAGE DAYS ON MARKET
MarinaBlue	\$534,451	\$451	\$508,858	\$431	95.7%	110
900 Biscayne	\$902,518	\$558	\$850,967	\$529	95.0%	184
10 Museum Park	\$638,135	\$483	\$594,253	\$454	94.2%	127
Marquis	\$1,253,230	\$603	\$1,170,473	\$564	93.5%	123
50 Biscayne	\$502,822	\$426	\$482,259	\$410	96.3%	163
Vizcayne	\$510,502	\$449	\$487,529	\$428	95.3%	167
Mint	\$659,747	\$417	\$590,180	\$399	95.8%	131
Ivy	\$403,668	\$357	\$385,786	\$342	95.8%	134
Wind	\$331,011	\$362	\$318,209	\$349	96.7%	171

BUILDING NAME	MEDIAN LIST PRICE	MEDIAN LP\$/SQFT	MEDIAN SALE PRICE	MEDIAN SP\$/SQFT	MEDIAN SP\$/LP\$	MEDIAN DAYS ON MARKET
MarinaBlue	\$500,000	\$448	\$491,000	\$430	96.0%	73
900 Biscayne	\$749,950	\$550	\$727,500	\$526	95.6%	119
10 Museum Park	\$482,500	\$478	\$465,000	\$439	94.7%	109
Marquis	\$1,270,000	\$615	\$1,150,000	\$570	94.7%	86
50 Biscayne	\$479,450	\$428	\$456,000	\$410	95.7%	96
Vizcayne	\$384,500	\$414	\$355,000	\$388	95.3%	146
Mint	\$477,000	\$422	\$450,000	\$398	96.5%	99
Ivy	\$389,000	\$353	\$375,000	\$340	96.2%	111
Wind	\$299,000	\$372	\$285,000	\$355	96.6%	101



# MARINA BLUE

## 36 UNITS CURRENTLY FOR SALE

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF
HIGH	4	4	2,877	\$2,550,000	\$886
LOW	1	1	833	\$375,000	\$411
<b>AVERAGE</b>			<b>1,163.86</b>	<b>\$624,306</b>	<b>\$516</b>
MEDIAN			1,203	\$579,500	\$491

CLOSED SALES	# OF UNITS	CHANGE
30 days	0	
60 days	3	3
90 days	9	6
6 months	24	15
12 months	40	16
18 months	55	15
24 months	74	19



## CLOSED SALES LAST 12 MONTHS: 40 UNITS

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
High	3	3	2,192	\$1,299,000	\$620	\$1,100,000	\$579	101.93	622
Low	1	1	833	\$334,000	\$361	\$317,000	\$352	84.2	0
<b>Average</b>			<b>1,175.85</b>	<b>\$534,451</b>	<b>\$451</b>	<b>\$508,858</b>	<b>\$431</b>	<b>95.66</b>	<b>109.85</b>
Median			1,208	\$500,000	\$448	\$491,000	\$430	96.03	73

## RENTED LAST 90 DAYS

UNIT TYPE	# OF UNITS RENTED	AVERAGE LISTING \$	AVERAGE RENTED \$	AVERAGE DAYS ON MARKET
1 Bdrm Unfurnished	10	\$2,410	\$2,325	43
1 Bdrm Furnished	7	\$2,736	\$2,468	44
2 Bdrm Unfurnished	5	\$3,088	\$3,000	42
2 Bdrm Furnished	7	\$3,636	\$3,571	44
3 Bdrm Unfurnished	0	\$0	\$0	0
3 Bdrm Furnished	0	\$0	\$0	0
4 Bdrm Unfurnished	1	\$7,800	\$7,300	105
4 Bdrm Furnished	0	\$0	\$0	0
Total Unfurnished	16			
Total Furnished	14			
<b>Total Units</b>	<b>30</b>			



# 900 BISCAYNE

## 60 UNITS CURRENTLY FOR SALE

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF
HIGH	5	5	5,650	\$5,700,000	\$1,631
LOW	1	1	912	\$434,000	\$0
AVERAGE			1,587.02	\$1,156,428	\$661
MEDIAN			1,579	\$982,000	\$604

CLOSED SALES	# OF UNITS	CHANGE
30 days	3	
60 days	6	3
90 days	9	3
6 months	20	11
12 months	44	24
18 months	68	24
24 months	90	22



### CLOSED SALES LAST 12 MONTHS: **44 UNITS**

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
High	4	4	3,911	\$3,450,000	\$910	\$3,150,000	\$830	101.25	1,834
Low	1	1	912	\$409,000	\$0	\$350,000	\$0	76.39	0
Average			1,533.51	\$902,518	\$558	\$850,967	\$529	95.01	184.36
Median			1,450	\$749,950	\$550	\$727,500	\$526	95.61	118.5

### RENTED LAST 90 DAYS

UNIT TYPE	# OF UNITS RENTED	AVERAGE LISTING \$	AVERAGE RENTED \$	AVERAGE DAYS ON MARKET
1 Bdrm Unfurnished	7	\$2,886	\$2,729	64
1 Bdrm Furnished	4	\$3,224	\$2,999	76
2 Bdrm Unfurnished	5	\$4,260	\$4,150	85
2 Bdrm Furnished	4	\$4,488	\$4,375	37
3 Bdrm Unfurnished	3	\$5,633	\$5,467	121
3 Bdrm Furnished	4	\$11,950	\$10,938	125
4 Bdrm Unfurnished	0	\$0	\$0	0
4 Bdrm Furnished	0	\$0	\$0	0
Total Unfurnished	15			
Total Furnished	12			
Total Units	27			



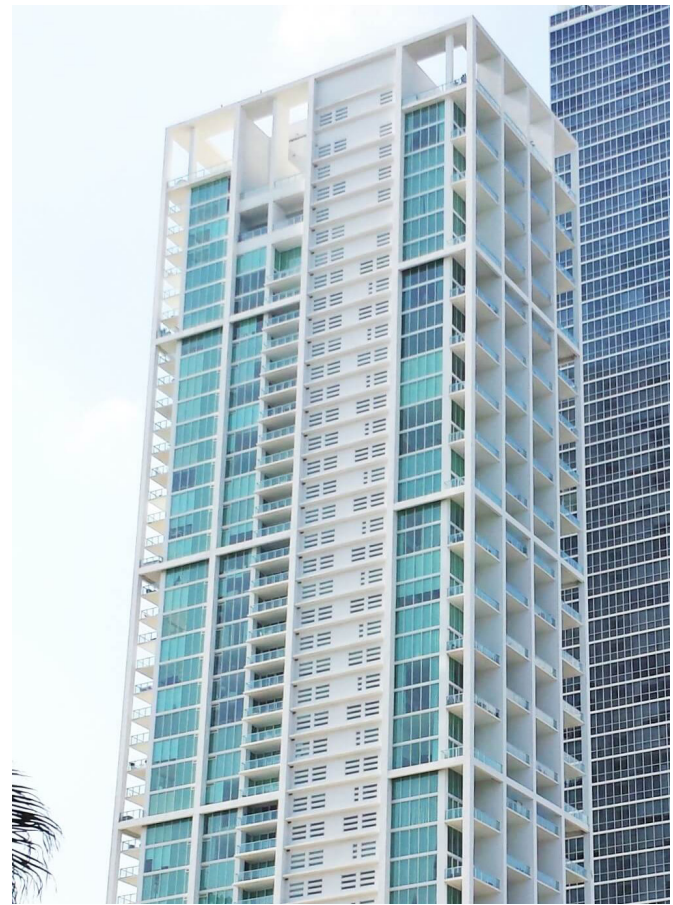


# 10 MUSEUM PARK

21 UNITS CURRENTLY FOR SALE

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF
HIGH	4	5	5,241	\$6,399,000	\$1,221
LOW	1	1	791	\$359,000	\$423
<b>AVERAGE</b>	<b>1.76</b>	<b>1.81</b>	<b>1,515.86</b>	<b>\$1,002,304</b>	<b>\$557</b>
MEDIAN	2	2	1,123	\$539,000	\$495

CLOSED SALES	# OF UNITS	CHANGE
30 days	0	
60 days	3	3
90 days	4	1
6 months	9	5
12 months	23	14
18 months	30	7
24 months	34	4



CLOSED SALES LAST 12 MONTHS: **23 UNITS**

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
High	4	5	4,264	\$3,540,000	\$830	\$3,100,000	\$727	99.16	539
Low	1	1	791	\$338,900	\$385	\$330,000	\$364	86.84	1
<b>Average</b>			<b>1,238.24</b>	<b>\$638,135</b>	<b>\$483</b>	<b>\$594,253</b>	<b>\$454</b>	<b>94.2</b>	<b>126.82</b>
Median			1,123	\$482,500	\$478	\$465,000	\$439	94.73	109

RENTED LAST 90 DAYS

UNIT TYPE	# OF UNITS RENTED	AVERAGE LISTING \$	AVERAGE RENTED \$	AVERAGE DAYS ON MARKET
1 Bdrm Unfurnished	0	\$0	\$0	0
1 Bdrm Furnished	2	\$2,738	\$2,700	67
2 Bdrm Unfurnished	4	\$3,613	\$3,363	138
2 Bdrm Furnished	1	\$4,500	\$4,400	10
3 Bdrm Unfurnished	0	\$0	\$0	0
3 Bdrm Furnished	0	\$0	\$0	0
4 Bdrm Unfurnished	0	\$0	\$0	0
4 Bdrm Furnished	0	\$0	\$0	0
Total Unfurnished	4			
Total Furnished	3			
<b>Total Units</b>	<b>7</b>			



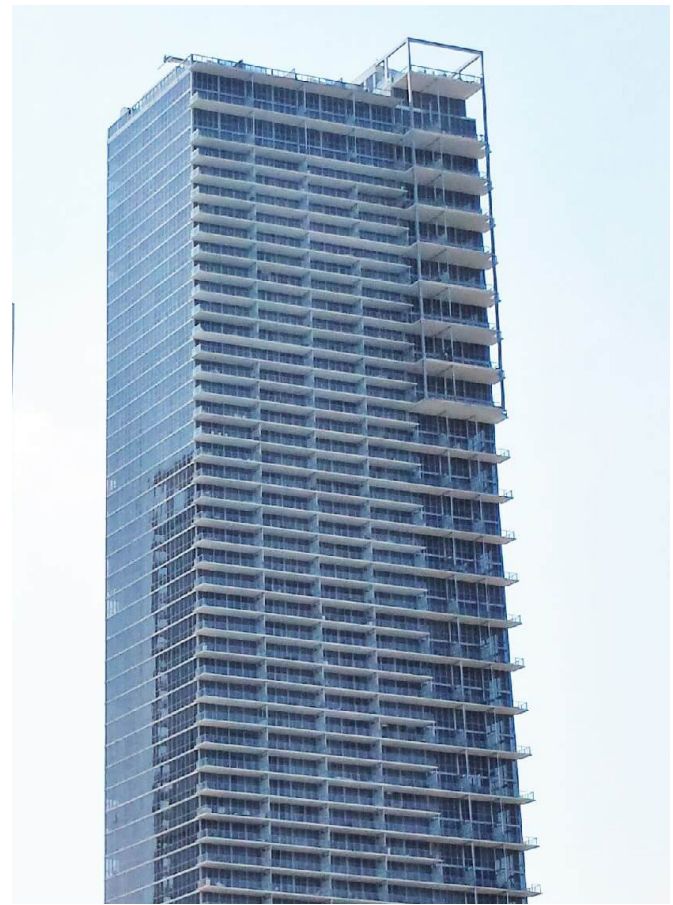
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# MARQUIS

43 UNITS CURRENTLY FOR SALE

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF
HIGH	5	6	6,952	\$9,900,000	\$1,424
LOW	1	2	1,477	\$697,777	\$417
AVERAGE			2,164.51	\$1,657,912	\$678
MEDIAN			1,647	\$975,000	\$623

CLOSED SALES	# OF UNITS	CHANGE
30 days	0	
60 days	2	2
90 days	2	0
6 months	6	4
12 months	14	8
18 months	26	12
24 months	37	11



## CLOSED SALES LAST 12 MONTHS: 14 UNITS

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
High	4	5	3,776	\$2,500,000	\$848	\$2,675,000	\$807	107	540
Low	1	2	938	\$529,000	\$428	\$500,000	\$257	47.87	0
Average			2,044.38	\$1,253,230	\$603	\$1,170,473	\$564	93.49	123.24
Median			2,106	\$1,270,000	\$615	\$1,150,000	\$570	94.71	86

## RENTED LAST 90 DAYS

UNIT TYPE	# OF UNITS RENTED	AVERAGE LISTING \$	AVERAGE RENTED \$	AVERAGE DAYS ON MARKET
1 Bdrm Unfurnished	0	\$0	\$0	0
1 Bdrm Furnished	0	\$0	\$0	0
2 Bdrm Unfurnished	2	\$4,375	\$4,200	166
2 Bdrm Furnished	0	\$0	\$0	0
3 Bdrm Unfurnished	0	\$0	\$0	0
3 Bdrm Furnished	0	\$0	\$0	0
4 Bdrm Unfurnished	0	\$0	\$0	0
4 Bdrm Furnished	0	\$0	\$0	0
Total Unfurnished	2			
Total Furnished	0			
Total Units	2			



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# 50 BISCAYNE

## 62 UNITS CURRENTLY FOR SALE

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF
HIGH	3	2	1,789	\$1,500,000	\$838
LOW	0	1	449	\$235,000	\$0
<b>AVERAGE</b>			<b>1,107.57</b>	<b>\$520,549</b>	<b>\$444</b>
<b>MEDIAN</b>			<b>1,256</b>	<b>\$449,494</b>	<b>\$437</b>

CLOSED SALES	# OF UNITS	CHANGE
30 days	1	
60 days	7	6
90 days	12	5
6 months	22	10
12 months	42	20
18 months	56	14
24 months	78	22



### CLOSED SALES LAST 12 MONTHS: **42 UNITS**

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
High	4	4	3,059	\$1,650,000	\$594	\$1,600,000	\$591	137.86	1,702
Low	0	1	436	\$195,000	\$312	\$188,500	\$293	85.11	9
<b>Average</b>			<b>1,151.16</b>	<b>\$502,822</b>	<b>\$426</b>	<b>\$482,259</b>	<b>\$410</b>	<b>96.29</b>	<b>162.64</b>
<b>Median</b>			<b>1,256</b>	<b>\$479,450</b>	<b>\$428</b>	<b>\$456,000</b>	<b>\$410</b>	<b>95.67</b>	<b>96</b>

### RENTED LAST 90 DAYS

UNIT TYPE	# OF UNITS RENTED	AVERAGE LISTING \$	AVERAGE RENTED \$	AVERAGE DAYS ON MARKET
Studio Unfurnished	8	\$1,706	\$1,684	38
Studio Furnished	7	\$1,761	\$1,743	48
1 Bdrm Unfurnished	6	\$1,958	\$1,925	64
1 Bdrm Furnished	0	\$0	\$0	0
2 Bdrm Unfurnished	2	\$3,050	\$2,875	61
2 Bdrm Furnished	3	\$3,383	\$3,350	85
3 Bdrm Unfurnished	1	\$4,750	\$4,350	110
3 Bdrm Furnished	0	\$0	\$0	0
<b>Total Unfurnished</b>	<b>17</b>			
<b>Total Furnished</b>	<b>10</b>			
<b>Total Units</b>	<b>27</b>			



# VIZCAYNE

## 124 UNITS CURRENTLY FOR SALE

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF
HIGH	4	5	3,281	\$3,870,000	\$1,385
LOW	0	0	501	\$220,000	\$305
<b>AVERAGE</b>			<b>1,154.16</b>	<b>\$606,614</b>	<b>\$499</b>
<b>MEDIAN</b>			<b>1,058</b>	<b>\$448,500</b>	<b>\$458</b>

CLOSED SALES	# OF UNITS	CHANGE
30 days	1	
60 days	1	0
90 days	7	6
6 months	14	7
12 months	20	6
18 months	29	9
24 months	48	19

### CLOSED SALES LAST 12 MONTHS: **20 UNITS**

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
High	3	3	2,800	\$1,899,000	\$1,003	\$1,870,000	\$956	123.25	603
Low	0	1	506	\$195,000	\$304	\$195,000	\$298	82.67	1
<b>Average</b>	<b>1.48</b>	<b>1.65</b>	<b>1,069.88</b>	<b>\$510,502</b>	<b>\$449</b>	<b>\$487,529</b>	<b>\$428</b>	<b>95.27</b>	<b>167.44</b>
<b>Median</b>	<b>1</b>	<b>2</b>	<b>945</b>	<b>\$384,500</b>	<b>\$414</b>	<b>\$355,000</b>	<b>\$388</b>	<b>95.33</b>	<b>146</b>

### RENTED LAST 90 DAYS

UNIT TYPE	# OF UNITS RENTED	AVERAGE LISTING \$	AVERAGE RENTED \$	AVERAGE DAYS ON MARKET
Studio Unfurnished	3	\$1,692	\$1,658	36
Studio Furnished	2	\$1,725	\$1,650	65
1 Bdrm Unfurnished	23	\$2,136	\$2,081	92
1 Bdrm Furnished	8	\$2,344	\$2,344	73
2 Bdrm Unfurnished	8	\$2,813	\$2,731	114
2 Bdrm Furnished	3	\$3,350	\$3,333	86
3 Bdrm Unfurnished	0	\$0	\$0	0
3 Bdrm Furnished	1	\$7,000	\$6,500	61
4 Bdrm Unfurnished	1	6250	6250	43
4 Bdrm Furnished	0	\$0	\$0	0
<b>Total Unfurnished</b>	<b>35</b>			
<b>Total Furnished</b>	<b>14</b>			
<b>Total Units</b>	<b>49</b>			





# MINT

68 UNITS CURRENTLY FOR SALE

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF
HIGH	4	4	2,439	\$1,799,000	\$750
LOW	0	1	754	\$279,000	\$352
AVERAGE			1,204.71	\$552,556	\$447
MEDIAN			1,121	\$499,950	\$434

CLOSED SALES	# OF UNITS	CHANGE
30 days	4	
60 days	5	1
90 days	5	0
6 months	16	11
12 months	19	3
18 months	33	14
24 months	50	17



## CLOSED SALES LAST 12 MONTHS: 19 UNITS

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
High	3	3	21,369	\$9,224,000	\$502	\$6,700,000	\$479	100.36	545
Low	0	0	754	\$278,000	\$287	\$279,000	\$271	72.64	1
Average			1,569.52	\$659,747	\$417	\$590,180	\$399	95.75	131.1
Median			1,118	\$477,000	\$422	\$450,000	\$398	96.45	98.5

## RENTED LAST 90 DAYS

UNIT TYPE	# OF UNITS RENTED	AVERAGE LISTING \$	AVERAGE RENTED \$	AVERAGE DAYS ON MARKET
1 Bdrm Unfurnished	7	\$2,014	\$1,968	62
1 Bdrm Furnished	1	\$2,350	\$250	62
2 Bdrm Unfurnished	11	\$2,799	\$2,718	46
2 Bdrm Furnished	1	\$3,350	\$3,300	95
3 Bdrm Unfurnished	3	\$3,817	\$3,783	46
3 Bdrm Furnished	1	\$4,500	\$4,400	124
4 Bdrm Unfurnished	0	0	0	0
4 Bdrm Furnished	0	0	0	0
Total Unfurnished	21			
Total Furnished	3			
Total Units	24			



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# THE IVY

## 71 UNITS CURRENTLY FOR SALE

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF
High	3	3	2,418	\$2,200,000	\$910
Low	1	1	722	\$255,000	\$294
Average			1,102.11	\$448,494	\$390
Median			1,093	\$399,000	\$369

CLOSED SALES	# OF UNITS	CHANGE
30 days	0	
60 days	1	1
90 days	4	3
6 months	11	7
12 months	26	15
18 months	44	18
24 months	69	25



### CLOSED SALES LAST 12 MONTHS: 26 UNITS

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
High	3	3	2,250	\$1,100,000	\$490	\$1,005,000	\$447	108.03	695
Low	1	1	722	\$249,900	\$290	\$235,000	\$235	78.97	3
Average			1,119.41	\$403,668	\$357	\$385,786	\$342	95.84	133.68
Median			1,129	\$389,000	\$353	\$375,000	\$340	96.15	111

### RENTED LAST 90 DAYS

UNIT TYPE	# OF UNITS RENTED	AVERAGE LISTING \$	AVERAGE RENTED \$	AVERAGE DAYS ON MARKET
1 Bdrm Unfurnished	10	\$1,975	\$1,925	50
1 Bdrm Furnished	1	\$2,100	\$2,000	39
2 Bdrm Unfurnished	15	\$2,588	\$2,520	79
2 Bdrm Furnished	1	\$2,850	\$2,800	115
3 Bdrm Unfurnished	1	\$3,800	\$3,700	134
3 Bdrm Furnished	0	0	0	0
4 Bdrm Unfurnished	0	\$0	\$0	0
4 Bdrm Furnished	0	\$0	\$0	0
Total Unfurnished	26			
Total Furnished	2			
Total Units	28			



# WIND

53 UNITS CURRENTLY FOR SALE

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF
High	3	2	1,835	\$569,000	\$501
Low	1	1	698	\$263,000	\$283
Average			966.94	\$377,539	\$396
Median			935	\$380,000	\$395

CLOSED SALES	# OF UNITS	CHANGE
30 days	3	
60 days	6	3
90 days	9	3
6 months	17	8
12 months	29	12
18 months	55	26
24 months	73	18



CLOSED SALES LAST 12 MONTHS: **29 UNITS**

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
High	3	2	1,385	\$530,000	\$428	\$490,000	\$413	128.93	1,417
Low	1	1	588	\$60,500	\$0	\$78,000	\$0	80.95	0
Average			896.85	\$331,011	\$362	\$318,209	\$349	96.69	171.32
Median			790	\$299,000	\$372	\$285,000	\$355	96.59	101

RENTED LAST 90 DAYS

UNIT TYPE	# OF UNITS RENTED	AVERAGE LISTING \$	AVERAGE RENTED \$	AVERAGE DAYS ON MARKET
1 Bdrm Unfurnished	14	\$1,873	\$1,770	64
1 Bdrm Furnished	1	\$2,050	\$2,000	30
2 Bdrm Unfurnished	6	\$2,242	\$2,221	28
2 Bdrm Furnished	1	\$2,700	\$2,700	69
3 Bdrm Unfurnished	0	\$0	\$0	0
3 Bdrm Furnished	1	2850	2850	9
4 Bdrm Unfurnished	0	\$0	\$0	0
4 Bdrm Furnished	0	\$0	\$0	0
Total Unfurnished	20			
Total Furnished	3			
Total Units	23			



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FOR FURTHER INQUIRIES OR TO REQUEST ADDITIONAL STATISTICS PLEASE DO NOT HESITATE TO CONTACT ME AT **786-327-8874** OR **AMORALES.REALTOR@GMAIL.COM**

YOU CAN ALSO FIND MORE USEFUL INFORMATION FOR SELLERS, BUYERS & RENTERS WHEN VISITING  
**[WWW.ADRIANMORALESREALTOR.COM](http://WWW.ADRIANMORALESREALTOR.COM)**

- I believe knowledge and information are the keys to making the right decisions when buying, selling, renting and investing.
- I am passionate about my neighborhood, and I love educating people about the fantastic transformation that is happening in Downtown Miami. For Buyers & Investors, this is a wonderful time to take advantage of the competitive prices and amazing opportunities available in these early stages of evolution.
- To Sellers I say: Hire a specialist in your area, building and unit! See if your Realtor has a real world strategy to highlight your property and beat its competition fast! It is vital that the agent performs the showings personally and is a true guide providing all Buyers with data and the advantages of investing in your place now! Finally, make sure the Realtor will be available any time any day and especially on short-notice to attend last-minute show requests as today's investors often give you only 1 chance to visit.

**YOU CANNOT AFFORD TO WASTE TIME WITH MEDIOCRE SHOWINGS.  
YOUR HOME NEEDS TO BE EXPOSED TO THE WORLD THE RIGHT WAY**

LET'S MEET, I AM READY & ONLY MINUTES AWAY!



**ADRIAN MORALES DOBRZYNSKI, PA**  
REALTOR-ASSOCIATE | MASTER OF FINANCE

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