



MARKET REPORT

MID-YEAR 2016



ADRIAN MORALES DOBRZYNSKI, PA

READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **81** PROPERTIES FOR SALE IN THE BUILDING?

SELLERS: HOW DO YOU STAND VERSUS YOUR COMPETITION?

FULLY UPDATED BUILDING STATISTICS

AVERAGE PRICES PER UNIT TYPE

PAST/RECENT SALES & RENTALS

ANALYZE CURRENT TRENDS & MARKET STRENGTH

EXPERT GUIDANCE FROM AN EXPERIENCED MINT RESIDENT & TRUE BUILDING SPECIALIST



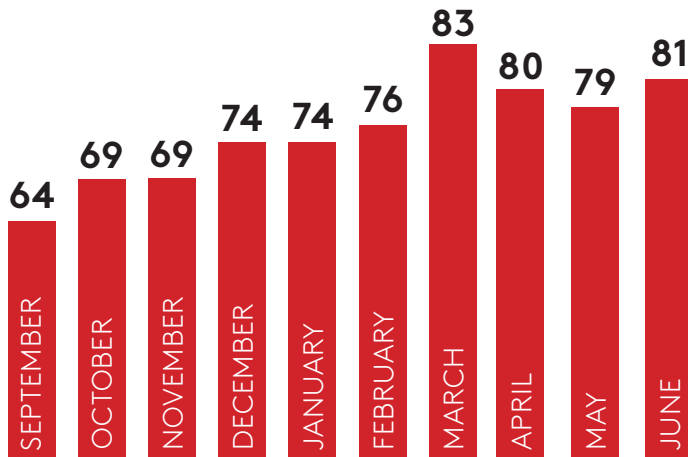
ADRIAN MORALES DOBRZYNSKI, PA
REALTOR-ASSOCIATE | MASTER OF FINANCE

786.327.8874 | amorales.realtor@gmail.com
www.AdrianMoralesRealtor.com

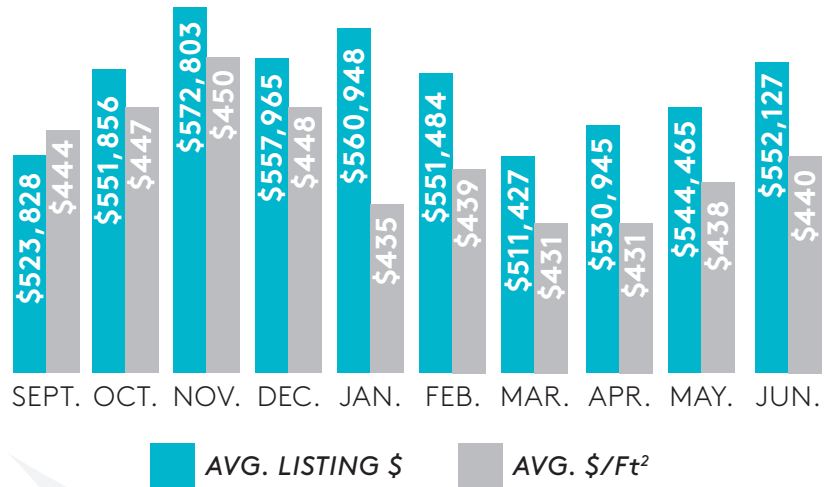
FORTUNE
INTERNATIONAL REALTY

MINT MARKET EVOLUTION ANALYSIS

NUMBER OF UNITS OFFERED FOR SALE EACH MONTH



MONTHLY AVERAGE LISTING PRICE & PRICE/Ft² IN THE BUILDING



NUMBER OF UNITS SOLD DURING THE LAST 6 MONTHS PER TYPE OF LINE

# UNITS SOLD	BED/BATH	LINE #	AVERAGE SELLING \$	AVERAGE SOLD \$/Ft ²
1	1/1	09	\$265,000	\$347
3	2/2	06	\$311,000	\$335
3	2/2	04	\$430,000	\$383
2	2/2	02	\$432,500	\$390
2	2/2.5	03	\$443,215	\$359
2	2/2.5	05	\$550,000	\$411
1	3/3	01	\$650,000	\$421
1	2/3	11 TH	\$560,000	\$378
1	3/3	05 TH	\$610,000	\$362

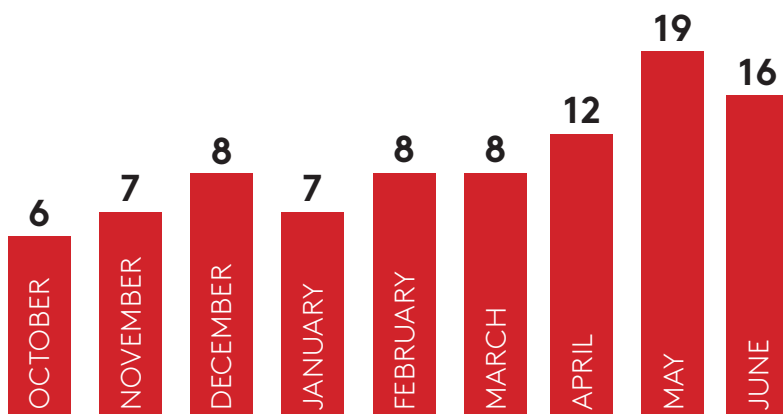
Until Mid-2016, an Average of 79 units were offered for sale each month at Mint. This is roughly 10 more units per month than at the end of 2015.

From January to June, LISTING Prices per SqFt have remained relatively steady at an Average of \$436. During the last 6 months, the Average SOLD Price per square foot was \$370.

In Downtown & Brickell, Sellers have experienced a slower market and lower closing prices during 2016. The devaluation of Latin American currencies versus the US Dollar has certainly contributed to this.

Still, owners should evaluate the different strategies & options available to them. Our Riverfront community is still a magnificent location with a very bright future.

NUMBER OF UNITS RENTED PER MONTH



Until now, 2016 has seen an average of 12 units rented each month with higher demand during the 2nd Quarter of the year.

For investors looking at the building, it is encouraging to see a very healthy demand for Rentals coupled with high closing prices paid by tenants.

*All Mid-year statistics were taken in July.

*Todas las estadísticas de mitad de año fueron tomadas en Julio.

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

UNIT TYPE	QTY	LOW PRICE	HIGH PRICE	AVG. PRICE	AVG. \$/Ft ²	AVG. DAYS ON THE MARKET
1 Bedroom	14	\$310,000	\$350,000	\$325,369	\$426	193 (6.4 months)
2 Bedroom	53	\$345,000	\$1,450,000	\$542,204	\$432	129 (4.3 months)
3 Bedroom	13	\$519,900	\$1,250,000	\$732,900	\$459	74 (2.5 months)
4 Bedroom	1	\$1,599,000	\$1,599,000	\$1,599,000	\$656	62 (2.1 months)
Full Building	81	\$310,000	\$1,599,000	\$552,127	\$440	128 (4.3 months)



SOLD DURING LAST 6 MONTHS / VENDIDAS EN LOS ULTIMOS 6 MESES

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft ²	SP\$/Ft ²
1	92 SW 3 ST # 1909	1	1	0	1	\$279,000	\$265,000	91	764	\$347
2	92 SW 3rd St # 4106	2	2	0	1	\$355,000	\$300,000	60	930	\$323
3	92 SW 3rd St # 4606	2	2	0	1	\$325,000	\$315,000	86	930	\$339
4	92 SW 3 ST # 4406	2	2	0	1	\$328,000	\$318,000	263	930	\$342
5	92 SW 3rd St # 1904	2	2	0	1	\$414,900	\$395,000	62	1,121	\$352
6	92 SW 3 ST # 1203	2	2	1	1	\$449,900	\$406,430	235	1,235	\$329
7	92 SW 3 ST # 3104	2	2	0	1	\$450,000	\$425,000	204	1,121	\$379
8	92 SW 3 ST # 2802	2	2	0	1	\$450,000	\$430,000	144	1,110	\$387
9	92 SW 3 ST # 2402	2	2	0	1	\$445,000	\$435,000	173	1,110	\$392
10	92 SW 3 ST # 4504	2	2	0	1	\$489,000	\$470,000	255	1,121	\$419
11	92 SW 3 ST # 2003	2	2	1	1	\$499,000	\$480,000	891	1,235	\$389
12	92 SW 3rd St # 3605	2	2	1	1	\$550,000	\$540,000	55	1,340	\$403
13	92 SW 3 ST # 3905	2	2	1	1	\$569,000	\$560,000	302	1,340	\$418
14	92 SW 3 ST # 711	2	3	0	1	\$595,000	\$560,000	781	1,483	\$378
15	92 SW 3 ST # 305	3	3	0	2	\$650,000	\$610,000	363	1,683	\$362
16	92 SW 3rd St # 3901	3	3	0	1	\$720,000	\$650,000	92	1,544	\$421

	BR	BA	Ft ²	LIST PRICE	LP\$/Ft ²	SALE PRICE	SP\$/Ft ²	SP\$/LP\$	DAYS ON MKT
HIGH	3	3	1,683	\$720,000	\$466	\$650,000	\$421	90.3%	891
LOW	1	1	930	\$279,000	\$349	\$265,000	\$323	95.0%	55
AVERAGE			1,230.36	\$473,050	\$395	\$447,464	\$370	94.6%	253.56
MEDIAN			1,121	\$450,000	\$401	\$432,500	\$370	96.1%	188.5

SOLD DURING LAST 12 MONTHS/VENDIDAS EN LOS ULTIMOS 12 MESES

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft²	SP\$/Ft²
1	92 SW 3 ST # 2109	1	1	0	1	\$279,000	\$250,000	120	764	\$327
2	92 SW 3 ST # 1909	1	1	0	1	\$279,000	\$265,000	91	764	\$347
3	92 SW 3 ST # 3709	1	1	0	1	\$299,990	\$270,000	219	764	\$353
4	92 SW 3 ST # 3409	1	1	0	1	\$280,000	\$275,000	239	764	\$360
5	92 SW 3rd St # 1207	1	1	1	1	\$280,000	\$275,000	220	789	\$349
6	92 SW 3 ST # 3009	1	1	0	0	\$278,000	\$279,000	545	764	\$365
7	92 SW 3 ST # 4808	1	1	1	1	\$299,000	\$290,000	327	760	\$382
8	92 SW 3 # 4709	1	1	0	1	\$320,000	\$300,000	113	764	\$393
9	92 SW 3 ST # 4607	1	1	1	1	\$365,000	\$300,000	109	789	\$380
10	92 SW 3rd St # 4106	2	2	0	1	\$355,000	\$300,000	60	930	\$323
11	92 SW 3rd St # 4606	2	2	0	1	\$325,000	\$315,000	86	930	\$339
12	92 SW 3 ST # 4406	2	2	0	1	\$328,000	\$318,000	263	930	\$342
13	92 SW 3rd St # 1904	2	2	0	1	\$414,900	\$395,000	62	1,121	\$352
14	92 SW 3 ST # 1203	2	2	1	1	\$449,900	\$406,430	235	1,235	\$329
15	92 SW 3 ST # 1104	2	2	0	1	\$420,000	\$415,000	295	1,121	\$370
16	92 SW 3 ST # 3104	2	2	0	1	\$450,000	\$425,000	204	1,121	\$379
17	92 SW 3 ST # 2802	2	2	0	1	\$450,000	\$430,000	144	1,110	\$387
18	92 SW 3 ST # 3504	2	2	0	1	\$448,000	\$430,000	165	1,121	\$384
19	92 SW 3 ST # 2402	2	2	0	1	\$445,000	\$435,000	173	1,110	\$392
20	92 SW 3 ST # 2902	2	2	0	1	\$449,990	\$440,000	209	1,110	\$396
21	92 SW 3 ST # 4102	2	2	0	1	\$459,000	\$445,000	105	1,110	\$401
22	92 SW 3 ST # 1805	2	2	1	1	\$450,000	\$450,000	7	1,340	\$336
23	92 SW 3 ST # 2211	2	2	0	1	\$479,000	\$465,000	87	1,118	\$416
24	92 SW 3 ST # 2310	2	2	1	1	\$499,900	\$470,000	394	1,389	\$338
25	92 SW 3 ST # 4504	2	2	0	1	\$489,000	\$470,000	255	1,121	\$419
26	92 SW 3 ST # 2911	2	2	0	1	\$485,000	\$475,000	43	1,118	\$425
27	92 SW 3 ST # 2003	2	2	1	1	\$499,000	\$480,000	891	1,235	\$389
28	92 SW 3rd St # 3605	2	2	1	1	\$550,000	\$540,000	55	1,340	\$403
29	92 SW 3 ST # 3905	2	2	1	1	\$569,000	\$560,000	302	1,340	\$418
30	92 SW 3 ST # 711	2	3	0	1	\$595,000	\$560,000	781	1,483	\$378
31	92 SW 3 ST # 2201	3	3	0	1	\$640,000	\$600,000	111	1,544	\$389
32	92 SW 3 ST # 305	3	3	0	2	\$650,000	\$610,000	363	1,683	\$362
33	92 SW 3 ST # 3101	3	3	0	1	\$690,000	\$635,000	79	1,544	\$411
34	92 SW 3rd St # 3901	3	3	0	1	\$720,000	\$650,000	92	1,544	\$421
35	92 SW 3 ST # 307	3	3	0	0	\$710,000	\$675,000	135	1,573	\$429
36	92 SW 3 ST # 5207	3	3	1	2	\$1,000,000	\$915,000	58	2,028	\$451

	BR	BA	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	3	3	2,028	\$1,000,000	\$493	\$915,000	\$451	100.30%	891
LOW	1	1	760	\$278,000	\$336	\$250,000	\$323	89.61%	7
AVERAGE			1,156.94	\$463,908	\$400	\$439,262	\$376	96.21%	212.14
MEDIAN			1,118	\$449,995	\$401	\$432,500	\$378	97.03%	154.5

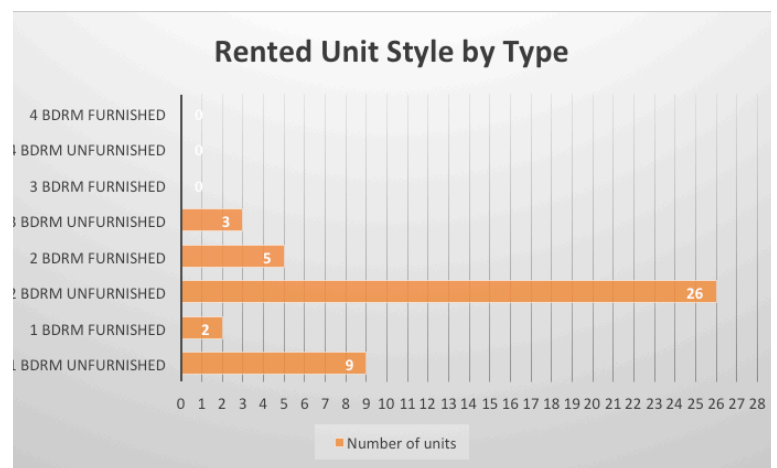
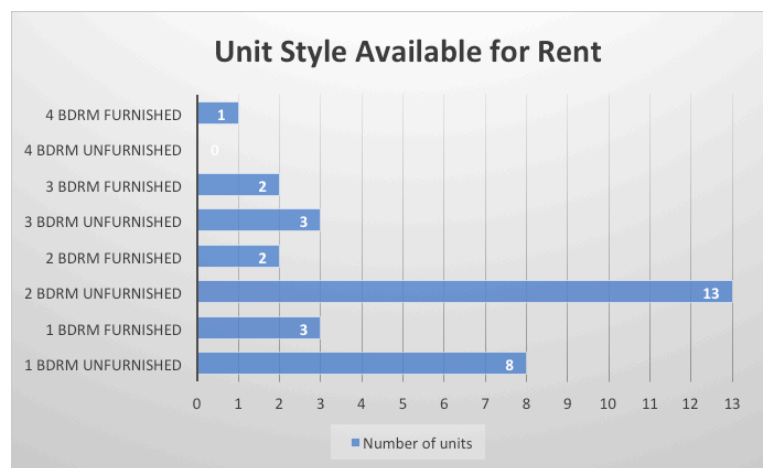
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
1 Bdrm Unfurnished	8	\$1,950	\$2,100	\$2,049
1 Bdrm Furnished	3	\$2,400	\$2,680	\$2,527
2 Bdrm Unfurnished	13	\$2,500	\$3,300	\$2,773
2 Bdrm Furnished	2	\$3,100	\$3,200	\$3,150
3 Bdrm Unfurnished	3	\$3,300	\$6,850	\$5,250
3 Bdrm Furnished	2	\$3,600	\$4,800	\$4,200
4 Bdrm Unfurnished	0	\$0	\$0	\$0
4 Bdrm Furnished	1	\$7,400	\$7,400	\$7,400
Total Unfurnished	24	\$1,950	\$6,850	
Total Furnished	8	\$2,400	\$7,400	
Total Units	32	\$1,950	\$7,400	



RENTED UNITS DURING LAST 3 MONTHS/UNIDADES RENTADAS EN LOS ULTIMOS 3 MESES

UNIT TYPE	# OF UNITS FOR RENT	AVG. LISTING \$	AVG. RENTED \$	AVG. RENT\$/LIST\$	AVG. DAYS ON MKT
1 Bdrm Unfurnished	9	\$2,048	\$1,983	96.8%	77
1 Bdrm Furnished	2	\$2,250	\$2,200	97.8%	38
2 Bdrm Unfurnished	26	\$2,673	\$2,601	97.3%	77
2 Bdrm Furnished	5	\$3,049	\$2,700	88.6%	80
3 Bdrm Unfurnished	3	\$3,417	\$3,333	97.5%	44
3 Bdrm Furnished	0	\$0	\$0	0	0
4 Bdrm Unfurnished	0	0	0	0	0
4 Bdrm Furnished	0	0	0	0	0
Total Unfurnished	38				
Total Furnished	7				
Total Units	45				



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

MY EXCLUSIVE LISTINGS FOR SALE

MAGNIFICENT TRI-LEVEL PENTHOUSE WITH
UNIQUE LOCATION & UNOBSTRUCTED VIEWS.
DESIGNER UPGRADES & FURNITURE INCLUDED!

**JUST LISTED
FOR SALE**



MINT | PH5204

3 BR + DEN | 3.5 BA | 2,289 Ft² | **PRICE \$1,500,000**

BREATHTAKING WATER & CITY VIEWS FROM
THIS 2 BEDROOM CORNER UNIT AT MINT.

FOR SALE



MINT | UNIT 3502

2 BR | 2 BA | 1,110 Ft² | **PRICE \$525,000**

STUNNING DESIGNER FURNISHED JEWEL AT THE
MINT. FULLY UPGRADED AND CUSTOMIZED.

FOR SALE



MINT | UNIT 4008

1 BR | 1.5 BA | 754 Ft² | **PRICE \$340,000**

FANTASTIC INVESTMENT OPPORTUNITY
FULLY FURNISHED TURN-KEY JEWEL.

FOR SALE



VIZCAYNE NORTH | UNIT 3308

2 BR | 2 BA | 1,203 Ft² | **PRICE \$695,000**

HIGHLY DESIRED 2 BEDROOM UNIT AT THE WIND
WITH BREATHTAKING WATER & CITY VIEWS.

**JUST LISTED
FOR SALE**



WIND | UNIT 2714

2 BR | 2 BA | 935 Ft² | **PRICE \$389,000**

UPGRADED 1 BEDROOM AT THE IVY WITH
GORGEOUS UNOBSTRUCTED PANORAMIC VIEWS

**JUST LISTED
FOR SALE**



IVY | UNIT 2106

1 BR | 1 BA | 747 Ft² | **PRICE \$300,000**

INVEST IN THE HOTTEST RIVERFRONT LOCATION
BETWEEN DOWNTOWN & BRICKELL.

FOR SALE



WIND | UNIT 2510

1 BR | 1 BA | 740 Ft² | **PRICE \$295,000**

GORGEOUS UPDATED TOWNHOME WITH A
FANTASTIC CAP RATE FOR INVESTORS.

FOR SALE



16606 NW 72 PLACE - MIAMI LAKES, FL

3 BR | 2.5 BA | 1,540 Ft² | **PRICE \$339,000**

MY MAIN GOAL IS TO BRING YOU RESULTS



MINT UNIT 3502
2 BR | 2 BA | 1,110 Ft² | \$2,500/m



WIND UNIT 2510
1 BR | 1 BA | 740 Ft² | \$1,700/m



IVY UNIT 2106
1 BR | 1 BA | 747 Ft²

FIND MORE INFORMATION FOR SELLERS, BUYERS & RENTERS AT
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.
- To Buyers & Investors: This is a wonderful time to take advantage of the competitive prices and amazing opportunities available in these early stages of the city's 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!

YOU CANNOT AFFORD TO WASTE TIME WITH ORDINARY 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, P.A.
REALTOR ASSOCIATE | MASTER OF FINANCE

786.327.8874 | amoralessrealtor@gmail.com
www.AdrianMoralesRealtor.com



/amoralessrealtor



/in/adrianmoralessdobrzynski



adrianmoraless_miami



ADRIAN MORALES DOBRZYNSKI, PA

FORTUNE
INTERNATIONAL REALTY