

VIZCAYNE

MARKET REPORT

MID-YEAR 2016



ADRIAN MORALES DOBRZYNSKI, PA



READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **129** 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 A CURRENT VIZCAYNE RESIDENT & TRUE BUILDING SPECIALIST



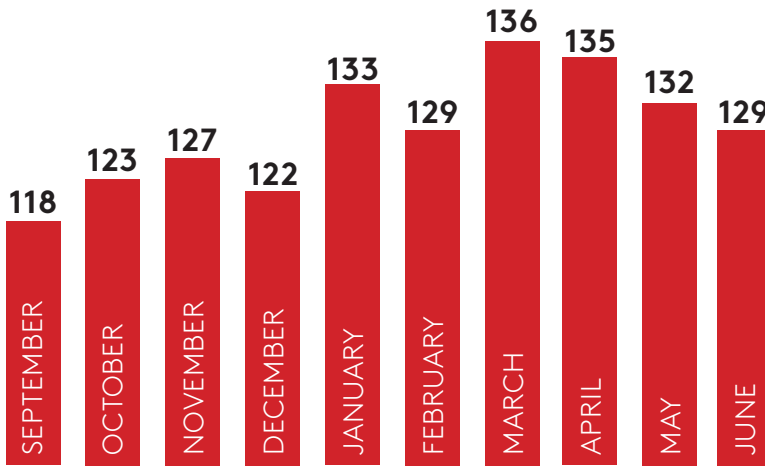
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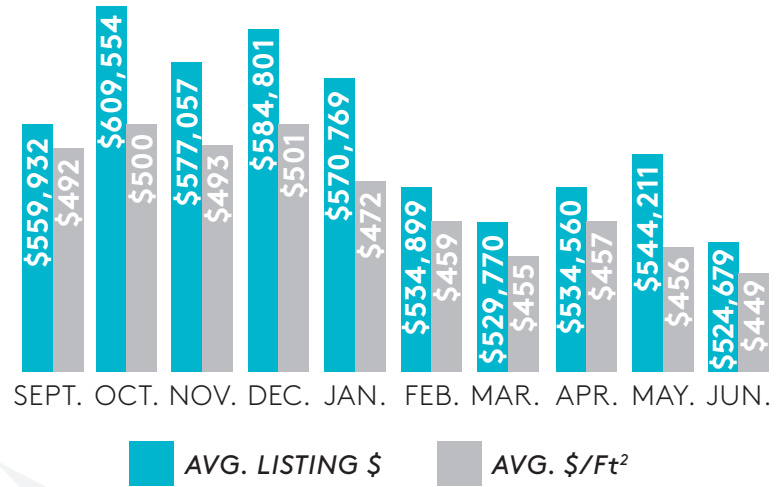
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VIZCAYNE MARKET EVOLUTION ANALYSIS

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	UNIT NUMBERS	TOWER	AVG. SELLING \$	AVG SOLD\$/Ft ²
1	Studio	315	South	\$180,000	\$367
1	Studio	346	North	\$200,000	\$399
2	1/1	248 & 344	North	\$204,000	\$407
1	1/1	3706	South	\$280,000	\$347
1	1/1	906	South	\$275,000	\$341
1	2/2	1209	North	\$420,000	\$377
1	2/2	1709	South	\$440,000	\$416

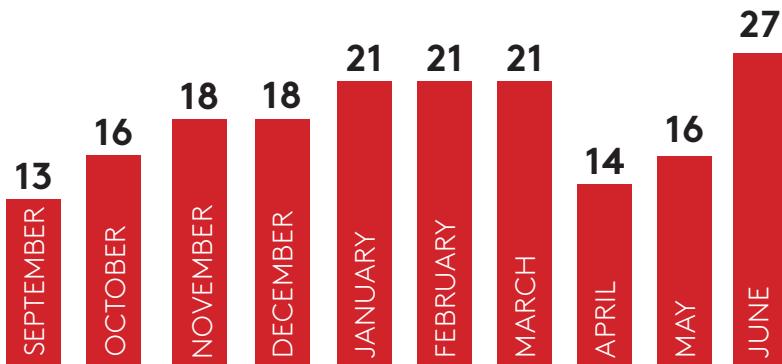
Until Mid-2016, an Average of 132 units were offered for sale each month at Vizcayne. This is roughly 10 more units per month than at the end of 2015.

From January to June, LISTING Prices per SqFt have come down a bit and reflect an Average of \$458. During the last 6 months, the Average SOLD Price per square foot was \$383.

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 Vizcayne 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 20 units rented each month with higher demand in June.

For investors looking at the building, it is encouraging to still 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. \$/Ft²	AVG. DAYS ON THE MARKET
Studio	9	\$189,999	\$320,000	\$258,322	\$463	259 (8.6 months)
1 Bedroom	58	\$259,000	\$460,000	\$342,918	\$377	157 (5.2 months)
2 Bedroom	49	\$340,000	\$825,000	\$548,112	\$467	171 (5.7 months)
3 Bedroom	12	\$750,000	\$2,970,000	\$1,409,750	\$694	93 (3.1 months)
4 Bedroom	1	\$1,695,000	\$1,695,000	\$1,695,000	\$522	280 (9.3 months)
Full Building	129	\$189,999	\$2,970,000	\$524,679	\$449	167 (5.6 months)



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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMKT	LA Ft²	SP\$/Ft²
1	253 NE 2 ST # 315	0	1	0	1	\$195,000	\$180,000	113	491	\$367
2	244 BISCAYNE BL # 346	0	1	0	1	\$220,000	\$200,000	275	501	\$399
3	244 BISCAYNE BL # 248	1	1	0	1	\$230,000	\$204,000	208	501	\$407
4	244 BISCAYNE BL # 344	1	1	0	1	\$235,000	\$204,000	206	501	\$407
5	253 NE 2 ST # 906	1	1	0	1	\$289,000	\$275,000	227	806	\$341
6	253 NE 2 ST # 3706	1	1	0	1	\$299,000	\$280,000	299	806	\$347
7	244 BISCAYNE BL # 1209	2	2	0	1	\$435,000	\$420,000	94	1,115	\$377
8	253 NE 2 ST # 1709	2	2	0	1	\$445,000	\$440,000	199	1,058	\$416

	BR	BA	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,058	\$445,000	\$469	\$440,000	\$416	98.9%	299
LOW	0	1	491	\$195,000	\$359	\$180,000	\$341	92.3%	94
AVERAGE			666.29	\$293,500	\$413	\$275,375	\$383	93.8%	202.63
MEDIAN			501	\$262,000	\$409	\$239,500	\$388	91.4%	207

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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMTKT	LA Ft²	SP\$/Ft²
1	253 NE 2 ST # 315	0	1	0	1	\$195,000	\$180,000	113	491	\$367
2	253 NE 2 ST # 227	0	1	0	1	\$195,000	\$195,000	438	563	\$346
3	244 BISCAYNE BL # 346	0	1	0	1	\$220,000	\$200,000	275	501	\$399
4	244 BISCAYNE BL # 248	1	1	0	1	\$230,000	\$204,000	208	501	\$407
5	244 BISCAYNE BL # 344	1	1	0	1	\$235,000	\$204,000	206	501	\$407
6	253 NE 2 ST # 2504	1	1	0	1	\$289,000	\$270,000	408	806	\$335
7	253 NE 2 ST # 1106	1	1	0	1	\$275,378	\$275,000	247	806	\$341
8	253 NE 2 ST # 906	1	1	0	1	\$289,000	\$275,000	227	806	\$341
9	253 NE 2 ST # 3706	1	1	0	1	\$299,000	\$280,000	299	806	\$347
10	253 NE 2 ST # 2606	1	1	0	1	\$299,000	\$285,000	154	881	\$289
11	253 NE 2 ST # 416	1	1	1	1	\$285,000	\$285,000	56	938	\$304
12	253 NE 2 ST # 2401	2	2	0	1	\$349,000	\$288,500	15	940	\$307
13	253 NE 2 ST # 2806	1	1	0	1	\$315,000	\$305,000	6	806	\$378
14	244 BISCAYNE BL # 2205	1	1	0	1	\$319,900	\$305,000	295	806	\$378
15	244 BISCAYNE BL # 3102	2	2	0	1	\$669,000	\$388,000	245	1,203	\$323
16	253 NE 2 ST # 4704	2	2	0	1	\$455,000	\$396,000	526	1,293	\$306
17	244 BISCAYNE BL # 1209	2	2	0	1	\$435,000	\$420,000	94	1,115	\$377
18	253 NE 2 ST # 1709	2	2	0	1	\$445,000	\$440,000	199	1,058	\$416
19	253 NE 2 ST # 2109	2	2	0	1	\$449,000	\$449,000	53	1,058	\$424
20	244 BISCAYNE BL # 3208	2	2	0	1	\$465,000	\$450,000	603	1,203	\$374
21	253 NE 2 ST # 2710	2	2	0	1	\$469,999	\$450,000	193	1,004	\$448
22	253 NE 2 ST # 3209	2	2	0	1	\$625,000	\$580,000	25	1,363	\$426

	BR	BA	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,363	\$669,000	\$556	\$580,000	\$448	100%	603
LOW	0	1	491	\$195,000	\$304	\$180,000	\$289	58%	6
AVERAGE			857.25	\$354,922	\$400	\$323,841	\$366	91.46%	222.05
MEDIAN			806	\$307,000	\$390	\$286,750	\$370	95.54%	207



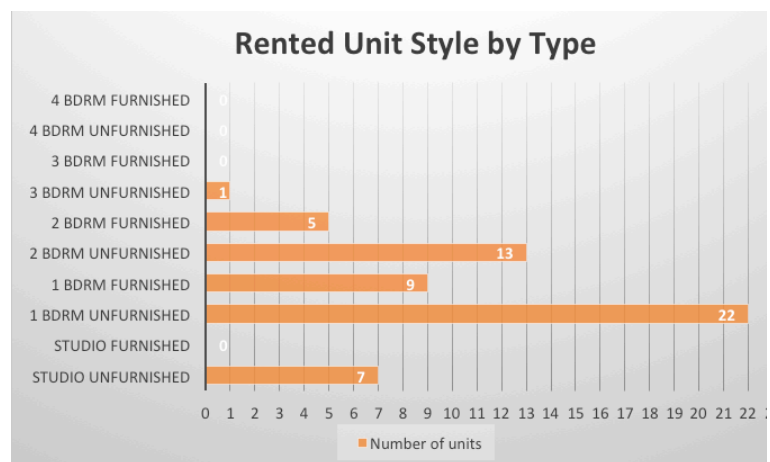
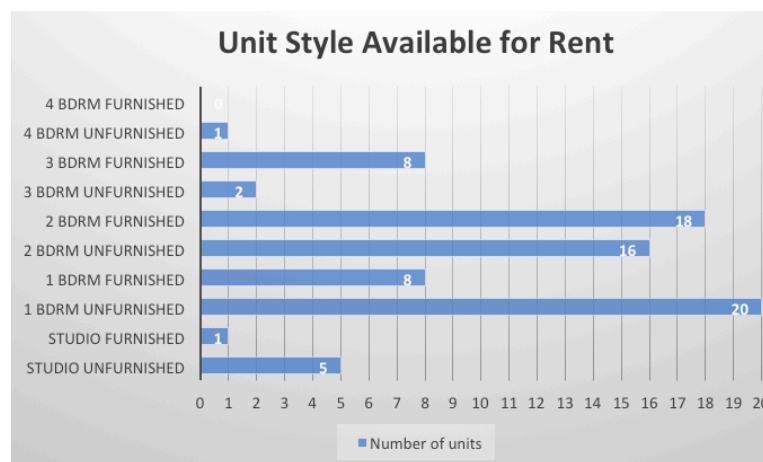
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
Studio Unfurnished	5	\$1,550	\$2,000	\$1,850
Studio Furnished	1	\$1,800	\$1,800	\$1,800
1 Bdrm Unfurnished	20	\$1,900	\$2,400	\$2,074
1 Bdrm Furnished	8	\$1,950	\$2,400	\$2,164
2 Bdrm Unfurnished	16	\$2,200	\$3,500	\$2,921
2 Bdrm Furnished	18	\$2,500	\$4,500	\$3,394
3 Bdrm Unfurnished	2	\$4,700	\$4,800	\$4,750
3 Bdrm Furnished	8	\$3,700	\$15,000	\$6,618
4 Bdrm Unfurnished	1	\$7,500	\$7,500	\$7,500
4 Bdrm Furnished	0	\$0	\$0	\$0
Total Unfurnished	44	\$1,550	\$7,500	
Total Furnished	35	\$1,800	\$15,000	
Total Units	79	\$1,550	\$15,000	



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
Studio Unfurnished	7	\$1,709	\$1,661	97.2%	53
Studio Furnished	0	\$0	\$0	0	0
1 Bdrm Unfurnished	22	\$2,053	\$1,937	94.3%	107
1 Bdrm Furnished	9	\$2,306	\$2,267	98.3%	64
2 Bdrm Unfurnished	13	\$2,788	\$2,723	97.7%	106
2 Bdrm Furnished	5	\$2,860	\$2,760	96.5%	92
3 Bdrm Unfurnished	1	\$3,200	\$3,200	100.0%	104
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	43				
Total Furnished	14				
Total Units	57				



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

MARKETING ADVANTAGES



JUST LISTED
FANTASTIC INVESTMENT OPPORTUNITY AT VIZCAYNE CONDO
BEST LOCATION IN DOWNTOWN MIAMI

VIZCAYNE NORTH | UNIT 3308
244 BISCAYNE BLVD | MIAMI, FL 33132
2 BR | 2 BA | 1,203 Ft² LA **PRICE \$695,000**

Fantastic deal for this corner unit at Vizcayne Condo. Designer furniture and extra storage downstairs included in price! Former model unit with gorgeous porcelain floors, 2 balconies, beautiful West & North views, gourmet kitchen, luxury bathrooms including separate shower and tub in Master. The building's unique location offers walking distance to the hottest attractions and quick access routes to avoid traffic. The building also has the nicest and largest 5-star amenity deck in the zone including 4 pools, hot tub, pool bar, spa, business center, theater and beautiful event room.



CONTACT ME FOR MORE INFORMATION ON THIS OPPORTUNITY



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VIZCAYNE MARKET REPORT

FEBRUARY 2016

DID YOU KNOW THERE ARE **129** PROPERTIES FOR SALE IN THE BUILDING?
TAKE A LOOK AT ALL OF YOUR BUILDING'S STATISTICS.

*All February statistics are taken after the month ends.

CURRENTLY FOR SALE 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 MKT
Studio	8	\$194,900	\$330,000	\$277,488	\$481	283 (9.4 months)
1 Bedroom	57	\$288,000	\$500,000	\$360,284	\$390	149 (5.0 months)
2 Bedroom	52	\$350,000	\$950,000	\$579,546	\$483	133 (4.4 months)
3 Bedroom	11	\$784,000	\$2,995,000	\$1,150,000	\$664	91 (3.0 months)
4 Bedroom	1	\$1,695,000	\$1,695,000	\$1,695,000	\$522	150 (5.0 months)
Full Building	129	\$194,900	\$2,995,000	\$534,899	\$459	149 (5.0 months)

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

	BR	BA	Ft ²	LIST PRICE	SALE PRICE	SP\$/Ft ²	SP\$/LP/\$	DAYS MKT
HIGH	2	2	1,363	\$669,000	\$556	\$580,000	\$426	92.8%
LOW	1	1	491	\$195,000	\$339	\$180,000	\$289	58%
AVERAGE			978	\$419,500	\$411	\$358,938	\$352	77.82%
MEDIAN			985	\$399,000	\$394	\$346,500	\$345	82.67%

CLICK HERE TO SEE THE FULL STATISTICS REPORT FOR VIZCAYNE

For More Downtown Miami Building Reports [Click Here.](#)

NEW LISTING
VIZCAYNE NORTH | UNIT 3308
2 BR | 2 BA | 1,203 Ft² | Furnished | \$695,000

SOLD PRICE/Ft² DURING THE LAST 6 MONTHS

VIZCAYNE: \$541
50 BISCAYNE: \$394
MARINABULE: \$435
900 BISCAYNE BAY: \$532
TEN MUSEUM PARK: \$400
MARGUIS: \$485

■ MEDIAN PRICE PER SQUARE FOOT
■ AVERAGE PRICE PER SQUARE FOOT

IF YOU ARE THINKING ABOUT SELLING YOUR PROPERTY OR JUST NEED SOME ADVICE, I WILL BE HAPPY TO ASSIST YOU.

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OPEN TO SEE HOW I SOLVE THE TOP PROBLEMS FOR SELLERS TODAY!

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244 BISCAYNE AVENUE
MIAMI, FL 33132

DOWNTOWN MIAMI MARKET REPORT 2016

DID YOU SEE WHAT HAPPENED TO UNIT SALES IN YOUR BUILDING THIS YEAR?
SELLERS: GET TO KNOW YOUR MARKET & ANTICIPATE FUTURE TRENDS TO MAKE THE RIGHT DECISIONS.

— FEATURING —
MARINABULE, 900 BISCAYNE BAY, TEN MUSEUM PARK, MARGUIS, VIZCAYNE, 50 BISCAYNE, MINT, IVY AND WIND

DOWNTOWN MIAMI MARKET REPORT
ENERO 2016

SABE LISTED CUANTOS APARTAMENTOS HAY LISTADOS PARA LA VENTA EN SU VEICINDARIO AHORA MISMO? VENDEDOR: APRENDIENDO LA MEJOR ESTRATEGIA PARA POSICIONARSE FRENTE A SU COMPETENCIA.

ESTADÍSTICAS DE VENTA POR EDIFICIO

EDIFICIO	TOTAL UNIDADES	# PARA VENTA	% PARA VENTA	VENDIDAS 1 MES	VENDIDAS 2 MESES	VENDIDAS 3 MESES	VENDIDAS 4 MESES	VENDIDAS 5 MESES
MARINABULE	516	79	15.3%	7	18	33	42	85
900 BISCAYNE BAY	200	31	15.5%	3	7	19	29	36
TEN MUSEUM PARK	306	39	12.7%	7	10	19	27	42
MARGUIS	523	53	10.1%	5	13	22	39	52
VIZCAYNE	530	76	14.3%	10	16	29	37	52
MINT	504	75	14.9%	6	10	26	41	66
IVY	489	52	10.6%	5	14	29	45	70
WIND	495	65	13.1%	6	15	28	43	59
PROMEDIO	443	65	13.2%	6	15	28	43	59
TOTAL	4,433	585	13.2%	52	120	249	376	532

HAZ CLIC AQUÍ PARA VER EL REPORTE COMPLETO CON LAS ESTADÍSTICAS DE ESTOS 9 EDIFICIOS

SE HA PREGUNTADO COMO AFECTARÁ LA NUEVA CONSTRUCCIÓN A NUESTRA COMUNIDAD?

A pesar de que la nueva construcción de PMO en 300 Biscayne boulevard bloqueará parte de nuestro edificio hacia el norte, estoy seguro de que ese proyecto agregará valor al Vizcayne en el futuro. Sin embargo, si usted tiene razones para vender, no se asuste. Con vista a sin vista, yo le mostraré a los compradores todos los ventajas de invertir en esta fantástica localización!

HAGA CLIC AQUÍ Y CONOZCA MIS SERVICIOS ESPECIALIZADOS PARA VENDEDORES EN EL VIZCAYNE

OFREZCO UN SERVICIO VERDADERO Y COMPLETO PARA VENDER SU UNIDAD

- Como residente actual del Vizcayne, estoy listo en el edificio para mostrar su unidad inmediatamente, cualquier día y a cualquier hora.
- Recibo mis reportes mensuales para conocer todas las estadísticas del área y el edificio.
- Dejar su llave en una oficina o alquilo en el edificio NO es optativo! Yo seré el guía de toda persona que visite su unidad.
- Trasmito un mensaje contundente al comprador y le envío los beneficios financieros de invertir en su propiedad (ahorra miles).
- Sepa todo lo que sucede con su unidad: Número de visitas, reacciones de los visitantes, cambios de precio de su competencia.
- Estaré preparado para citas solicitadas a última minuto y para mostrar en horas de la noche o fines de semana. Esto mantendrá la urgencia al.
- Day attention inmediata a clientes internacionales que dan una sola oportunidad para ver su propiedad. No los deja a sin vista!
- He diseñado la combinación perfecta entre negociaciones y los de FORTUNE para brindarles un mercado de alta calidad y efectividad. Me concentro en lo que funciona en la vida real.
- Pregúntame pronto de mi estrategia comprobada para incrementar el interés en su propiedad y posicionarlo al principio de las listas de los compradores.

DOWNTOWN MIAMI MARKET REPORT
Statistics taken February 2016

SALE STATISTICS PER BUILDING/ESTADÍSTICAS DE VENTA POR EDIFICIO

BUILDING NAME	TOTAL UNITS	# FOR SALE	% FOR SALE	SOLD 0 MONTHS	SOLD 1 MONTH	SOLD 2 MONTHS	SOLD 3 MONTHS	SOLD 4 MONTHS
MARINABULE	516	49	9.5%	4	14	35	51	70
900 BISCAYNE BAY	516	79	15.3%	7	18	33	42	85
TEN MUSEUM PARK	200	31	15.5%	3	7	19	29	35
MARGUIS	306	39	12.7%	7	10	19	27	42
900 BISCAYNE	523	53	10.1%	5	13	22	39	52
VIZCAYNE	530	76	14.3%	10	16	29	37	52
MINT	504	75	14.9%	6	10	26	41	66
IVY	489	52	10.6%	5	14	29	45	70
WIND	495	65	13.1%	6	15	28	43	59
AVERAGE	495	65	13.2%	6	15	28	43	59
TOTAL	4,433	585	13.2%	52	120	249	376	532

SCAN THIS CODE TO SEE THE FULL DOWNTOWN REPORT OR VISIT
www.AdrianMoralesRealtor.com/downtown-miami-statistics

I OFFER SELLERS A TRUE LISTING SERVICE

- AREA EXPERTISE:** over 15 years Downtown resident specializing in your building and area.
- I MAKE SURE BUYERS WITH LIMITED TIME GET TO SEE YOUR UNIT:** I understand how your time is precious. I will make sure you are seen before they leave Miami.
- RECEIVE MY MONTHLY STATISTICS REPORTS:** Stay updated with the market and know the information to make the right decisions before selling.
- DO NOT JUST LEAVE YOUR KEYS DOWNTOWN FOR PICKUP:** I will be present to guide all buyers. Show them how your property stands out and explain why they should invest in it now.
- I GIVE BUYERS MUCH MORE THAN A SIMPLE PROPERTY LISTING:** I provide the best pricing, the best marketing, the best American financial markets to real estate. I have been helping clients understand their best investment options for more than 10 years.
- I MAKE VISITORS REMEMBER YOUR UNIT & LEAVE WITH ITS INFORMATION ON HAND:** Focus on performing memorable experiences for buyers and highlighting your place versus the competition.
- KNOW THE MARKET & DON'T MISS WITH YOUR UNIT:** I receive reports with number of showings, competitor prices, and market's current status and trends to make the right decisions.
- ATTEND HIM, WEEKEND & LAST-MINUTE SHOW REQUESTS:** Give your neighbors, ready to show your property at any hour and schedule multiple appointments per day. The market requires it.
- GET GREAT ADVERTISEMENT & MASSIVE EXPOSURE:** All my marketing combined with FORTUNE's top marketing team and local international network will feature your property in the most effective way.
- INCREASE THE NUMBER OF VISITS, BEAT YOUR COMPETITION & GET A LOW OFFER:** I will send a personal message to the buyer, putting an advantage and place it on top of most buyers' lists.

PARA VER ESTOS SERVICIOS EN ESPAÑOL VISITA MI PAGINA WEB
www.AdrianMoralesRealtor.com/my-listing-services-sellers-downtown

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Select: **Vizcayne** **Ivy** **Mint** **Downtown (Vizcayne, 50 Biscayne, Marine Blue, 900 Biscayne, Ten Museum Park, Marquis, Mint, Ivy, Wind)**

Adrian Morales Dobrzynski - Realtor

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2bed2ba, 1,203 SqFt Living Area, \$695,000 Furnished

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MY EXCLUSIVE LISTINGS FOR SALE

FANTASTIC INVESTMENT OPPORTUNITY
FULLY FURNISHED TURN-KEY JEWEL.

FOR SALE



VIZCAYNE NORTH | UNIT 3308
2 BR | 2 BA | 1,203 Ft² | **PRICE \$695,000**

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**

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**

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**

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**



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'M A 20 SECOND ELEVATOR RIDE AWAY!



ADRIAN MORALES DOBRZYNSKI, P.A.
REALTOR ASSOCIATE | MASTER OF FINANCE

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