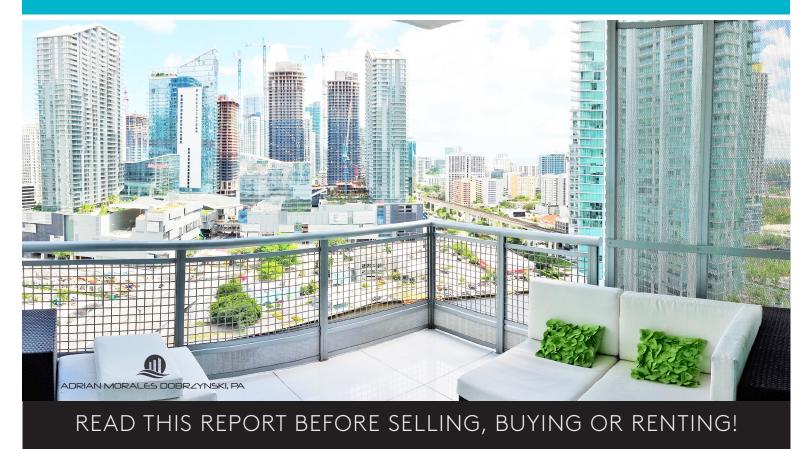


MID-YEAR 2016



DID YOU KNOW THERE ARE **61** 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 RIVERFRONT RESIDENT & TRUE BUILDING SPECIALIST





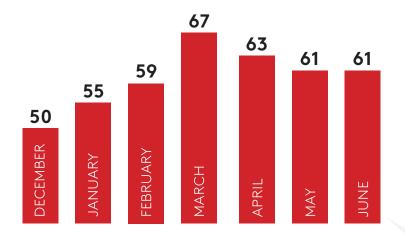
ADRIAN MORALES DOBRZYNSKI, PA REALTOR-ASSOCIATE | MASTER OF FINANCE

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

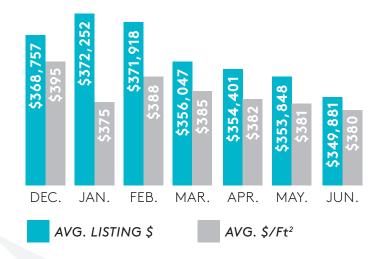


WIND MARKET EVOLUTION ANALYSIS

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	LINE	BED/BATH	AVERAGE SELLING \$	AVG. DAYS MKT	AVERAGE SOLD \$/Ft ²
1	10	1/1	\$235,000	85	\$318
1	09	1/1	\$260,000	99	\$351
1	05 TH	2/2	\$360,000	214	\$297
1	13	2/2	\$330,000	316	\$359
1	02	3/2	\$390,000	129	\$282
1	01	2/2	\$465,000	198	\$336

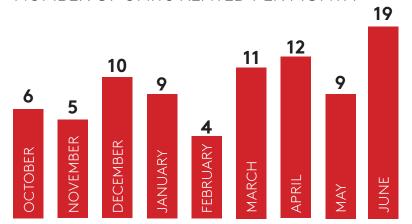
Until Mid-2016, an Average of 61 units were offered for sale each month at Wind. That is 11 more units per month than at the end of 2015.

From January to June, LISTING Prices per SqFt have remained relatively steady at an Average of \$382. During the last 6 months, the Average SOLD Price per square foot was \$325.

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 11 units rented each month with higher demand during the month of June.

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

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	0	\$0	\$0	\$0	\$0	0
1 Bedroom	26	\$244,900	\$449,000	\$294,762	\$384	217 (7.2 MONTHS)
2 Bedroom	33	\$329,000	\$489,000	\$385,303	\$378	157 (5.2 MONTHS)
3 Bedroom	2	\$469,957	\$494,000	\$481,979	\$348	21
Full Building	61	\$244,900	\$494,000	\$349,881	\$380	167 (5.6 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\$/Ft²
1	350 S Miami Avenue # 1910	1	1	0	1	\$255,000	\$235,000	85	740	\$318
2	350 S Miami Ave # 3109	1	1	0	1	\$275,000	\$260,000	99	740	\$351
3	350 S Miami Ave # 2213	2	2	0	1	\$330,000	\$330,000	316	920	\$359
4	350 S MIAMI AV # 505	2	2	0	1	\$388,000	\$360,000	214	1,212	\$297
5	350 S Miami Ave # 2102	3	2	0	1	\$399,999	\$390,000	129	1,385	\$282
6	350 S Miami Ave # 3301	2	2	0	1	\$480,000	\$465,000	198	1,385	\$336

	BR	ВА	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	3	2	1,385	\$480,000	\$372	\$465,000	\$359	96.9%	316
LOW	1	1	920	\$255,000	\$289	\$235,000	\$282	92.2%	85
AVERAGE			1,172.33	\$354,667	\$337	\$340,000	\$325	95.9%	173.5
MEDIAN			1,212	\$359,000	\$347	\$345,000	\$336	96.1%	163.5

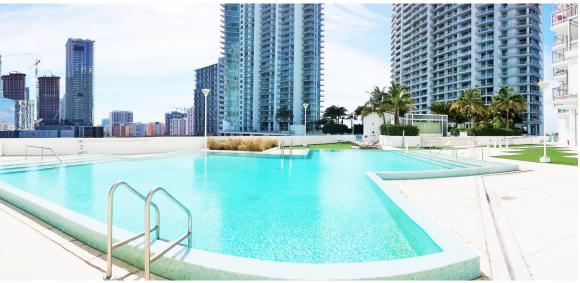
^{*}Todas las estadisticas de mitad de año se tomaron en Julio.

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	350 S Miami Avenue # 1910	1	1	0	1	\$255,000	\$235,000	85	740	\$318
2	350 S MIAMI AV # 3212	1	1	0	1	\$289,000	\$240,000	27	704	\$341
3	350 S MIAMI AV # 1411	1	1	0	1	\$257,800	\$250,054	12	704	\$355
4	350 S MIAMI AV # 3307	1	1	0	1	\$315,000	\$255,000	239	768	\$332
5	350 S Miami Ave # 3109	1	1	0	1	\$275,000	\$260,000	99	740	\$351
6	350 S MIAMI AV # 2009	1	1	0	1	\$264,900	\$264,900	104	740	\$358
7	350 S MIAMI AV # 3009	1	1	0	1	\$269,000	\$269,000	137	740	\$364
8	350 S MIAMI AV # 3309	1	1	0	1	\$279,000	\$270,000	70	740	\$365
9	350 S MIAMI AV # 711	1	1	1	1	\$309,900	\$287,500	130	820	\$351
10	350 S Miami Ave # 2213	2	2	0	1	\$330,000	\$330,000	316	920	\$359
11	350 S MIAMI AV # 1603	2	2	0	1	\$365,000	\$343,000	50	1,075	\$319
12	350 S MIAMI AV # 505	2	2	0	1	\$388,000	\$360,000	214	1,212	\$297
13	350 S MIAMI AV # 2205	2	2	0	1	\$385,000	\$367,500	74	1,030	\$357
14	350 S MIAMI AV # 2803	2	2	0	1	\$380,000	\$375,000	41	1,075	\$349
15	350 S MIAMI AV # 3804	2	2	0	1	\$387,000	\$375,000	170	1,075	\$349
16	350 S MIAMI AV # 3303	2	2	0	1	\$405,000	\$380,000	126	1,075	\$353
17	350 S Miami Ave # 2102	3	2		1	\$399,999	\$390,000	129	1,385	\$282
18	350 S Miami Ave # 3301	2	2	0	1	\$480,000	\$465,000	198	1,385	\$336
19	350 S MIAMI AV # 3001	3	2	0	1	\$487,800	\$469,000	313	1,385	\$339
20	350 S MIAMI AV # 1601	3	2	0	1	\$499,000	\$475,000	104	1,385	\$343

	BR	ВА	Ft²	LIST PRICE	LP\$/Ft ²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	3	2	1,385	\$499,000	\$411	\$475,000	\$365	100%	316
LOW	1	1	704	\$255,000	\$289	\$235,000	\$282	80.95%	12
AVERAGE			990.18	\$351,070	\$361	\$333,048	\$342	94.20%	131.9
MEDIAN			1,030	\$347,500	\$360	\$336,500	\$349	96.77%	115





CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

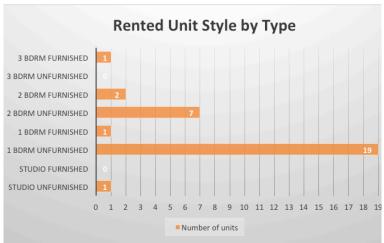
UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
Studio Unfurnished	1	\$1,750	\$1,750	\$1,750
Studio Furnished	0	\$0	\$0	\$0
1 Bdrm Unfurnished	11	\$1,790	\$1,925	\$1,849
1 Bdrm Furnished	7	\$1,990	\$2,500	\$2,163
2 Bdrm Unfurnished	8	\$2,300	\$2,700	\$2,469
2 Bdrm Furnished	7	\$2,300	\$3,500	\$2,850
3 Bdrm Unfurnished	2	\$3,000	\$3,100	\$3,050
3 Bdrm Furnished	0	\$0	\$0	\$0
Total Unfurnished	22	\$1,750	\$3,100	
Total Furnished	14	\$1,790	\$3,500	
Total Units	36	\$1,750	\$3,500	



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	1	\$1,750	\$1,750	100.0%	35
Studio Furnished	0	\$0	\$0	0	0
1 Bdrm Unfurnished	19	\$1,872	\$1,828	97.6%	61
1 Bdrm Furnished	1	\$1,900	\$1,800	94.7%	234
2 Bdrm Unfurnished	7	\$2,354	\$2,301	97.7%	107
2 Bdrm Furnished	2	\$3,000	\$2,650	88.3%	48
3 Bdrm Unfurnished	0	\$0	\$0	0	0
3 Bdrm Furnished	1	\$3,100	\$3,350	108.1%	53
Total Unfurnished	27				
Total Furnished	4				
Total Units	31				





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



BEST DEAL AT THE HOTTEST RIVERFRONT LOCATION
BETWEEN DOWNTOWN & BRICKELL



WIND | UNIT 2510 350 SOUTH MIAMI AVE | MIAMI, FL 33130 1 BR | 1 BA | 740 Ft² LA

RENTED AT \$1,700/M

Most coveted location between Downtown & Brickell. Walk to the hottest attractions including the brand new \$1 billion Brickell City Centre mail. Avoid Brickell's traffic with super quick access to 19-5 sepressway, metro rail & metro-mover. Lowest price for this floor plan with amazing water & skyline viewal Gargeous white porcelain floors, custom closet & lauvay shower. Huge square terace with lats of space for outdoor furniture. 5-Star amenities including a racquetball court, movie theater & 2-stary event room!



CLICK HERE TO SEE ALL MY SPECIALIZED LISTING SERVICES FOR SELLERS AT WIND





CONTACT ME FOR MORE INFORMATION ON THIS OPPORTUNITY





FORTUNE INTERNATIONAL REALTY

wind MARKET REPORT FEBRUARY 2016



DID YOU KNOW THERE ARE **59** PROPERTIES FOR SALE IN THE BUILDING?

*All February statistics are taken after the month ends.

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

ONTITLE	OX I I	LOWINGE	HIGHTINICE	AVO. I KICL	AVO. 9/11	AVO. DATS ON PIKT
1 Bedroom	0	\$0	\$0	\$0	\$0	0
2 Bedroom	20	\$249,000	\$350,000	\$286,044	\$392	152 (5.1 MONTHS)
3 Bedroom	34	\$360,000	\$539,000	\$404,808	\$392	184 (6.1 MONTHS)
4 Bedroom	5	\$439,900	\$569,000	\$491,760	\$355	82 (2.7 MONTHS)
Full Building	59	\$249,000	\$350,000	\$371 918	\$388	160 (5.3 MONTHS)

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

	BR	BA	Ft ²	LIST PRICE	LP\$/Ft ²	SALE PRICE	SP\$/Ft ²	SP\$/LP\$	DAYS MKT
HIGH	3	2	1,385	\$499,000	\$411	\$475,000	\$357	98.68%	313
LOW	1	1		\$289,000	\$320	\$240,000	\$297	80.95%	27
AVERAGE				\$390,422		\$362,722			132
MEDIAN			1,075	\$385,000	\$360	\$367,500	\$341	93.97%	104

CLICK HERE TO SEE THE FULL STATISTICS REPORT FOR WIND

For More Downtown Miami Building Reports Click Here

NEW LISTING **WIND | UNIT 2510** 1 BR | 1 BA | 740 Ft² | Asking \$295,000





DOWNTOWN MIAMI

DID YOU SEE WHAT HAPPENED TO UNIT SALES IN YOUR BUILDING THIS YEAR?

MARRABLE, NO BISCANE BAY, TO MISCAN MAKE MAKE AND BECAME, MAY, NY AND WIND

DOWNTOWN MIAMI

IMAINNE I NEC



ESTADISTICAS DE VENTA BOR EDIEICIO

EDIFICIO	TOTAL UNIDADES	# PARA VENTA	% PARA VENTA	VENDIDAS 90 DIAS	VENDIDAS 6 MESES	VENDIDAS 12 MESES	VENDIDAS 18 MESES	VENDIDA 24 MESES
MARINABLUE	516	49	9.5%	4	14	35	51	70
900 BISCAYNE BAY	516	79	15.3%	7	18	33	62	85
TEN MUSEUM PARK	200	31	15.5%	3	7	19	29	35
MARQUIS	306	39	12.7%	7	10	19	27	42
50 BISCAYNE	523	53	10.1%	5	18	37	55	73
VIZCAYNE	849	131	15.4%	5	13	22	29	39
MINT	530	76	14.3%	10	16	29	37	52
IVY	504	75	14.9%	6	10	26	41	66
WIND	489	52	10.6%	5	14	29	45	70
PROMEDIO	493	65	13.2%	6	13	28	42	59
TOTAL	772 A	coc		62	120	249	174	613

AZ CLIC AQUÍ PARA VER EL REPORTE COMPLETO

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



A pesar de que la nueva construcció de PMG en 300 Biscayne boulevard bloqueará porte de nuestro edificio nacio el norte, estoy seguro de que er proyecto agregará valor al Vizcayne e el futuro. Sin embargo, si usted tien razones para vender, no se asuste. Con vista o sin vista, yo le mostrato, los compradores todas las ventajas de los compradores todas las ventajas de propersos de la properso de la su ventajas de las ventajas de la ventajas de las ventajas de la venta de la ventajas de la ventajas de la ventajas de la venta de la venta de la ventaja de la ventajas de la venta de l

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

OFREZCO UN SERVICIO VERDADERO

Como residente actual del Vizcayne, estoy listo en el edificio p

- Reciba mis reportes mensuales para conocer todas las estadísticas del área y su edifici

 Dejar sus llaves en una oficina o abajo en el edificio NO es óptimo! Yo seré el guia de
- toda persona que visite su unidad.

 Transmito un mensaje contundente al comprador y le enseño los beneficios financieros de investir per u progledad abare poisonal.
- cambios de precio de su competencia. Estoy preparado para citas solicitadas a último minuto y para mostrar en horas de la
- noché o fines de semana. Este mercado lo requiere asi! ''

 Dov atención inmediata a clientes internacionales que dan una sola aportunidad o
- He diseñado la combinación perfecta entre mis herramientas y las de FORTUNE po brindarie un mercadeo de alta calidad y efectividad. Me concentro en la que funcio se la vida real.
- en la vida real.

 Pregunteme acerca de mi estrategia comprobada para incrementar el interés en





SALE STATISTICS PER BUILDING / ESTADISTICAS DE VENTA POR EDIFICIO

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	49	9.5%	4	14	35	51	70
900 BISCAYNE BAY	516	79	15.3%	7	18	33	62	85
TEN MUSEUM PARK	200	31	15.5%	3	7	19	29	35
MARQUIS	306	39	12.7%	7	10	19	27	42
50 BISCAYNE	523	53	10.1%	5	18	37	55	73
VIZCAYNE	849	131	15.4%	5	13	22	29	39
MINT	530	76	14.3%	10	16	29	37	52
IVY	504	75	14.9%	6	10	26	41	66
WIND	489	52	10.6%	5	14	29	45	70
AVERAGE	493	65	13.2%	6	13	28	42	59
TOTAL	4,433	585		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

AREACXERISE! am a 5-year Downtown resident specialising in your building and zone.

I MAKE SURFER BUYESS WITH LIMITED TIME CET TO SEE YOUR DUTY, by making in its top less immediate showing appointment to with your conductions they less Make they are clothed before they less Make they are conducted to with your conductions they less Make Top and Conductions.

BEDITY MY MONTHLY STATISTICS BEPORTS: Say updates with your months and and use the sight with your months and and use the sight with your months and so and the sight with your months and so and so and the sight with your months and so and

with your market and use the information to make the right decisions before saled on.

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I MALES NO COLO STATUTES AND COLO THE TATO OF MINISTER OF COLORADORS AND COLORADO

PARA VER ESTOS SERVICIOS EN ESPAÑOL VISITA MI PAGINA WEB





MY EXCLUSIVE LISTINGS FOR SALE

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



WIND | UNIT 2714 2 BR | 2 BA | 935 Ft² | PRICE \$389,000

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



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.



MINT | UNIT 3502 2 BR | 2 BA | 1,110 Ft² | PRICE \$525,000

UPGRADED 1 BEDROOM AT THE IVY WITH GORGEOUS UNOBSTRUCTED PANORAMIC VIEWS



IVY | UNIT 2106 1 BR | 1 BA | 747 Ft² | PRICE \$300,000

INVEST IN THE HOTTEST RIVERFRONT LOCATION BETWEEN DOWNTOWN & BRICKELL.



WIND | UNIT 2510 1 BR | 1 BA | 740 Ft² | PRICE \$295,000

FANTASTIC INVESTMENT OPPORTUNITY FULLY FURNISHED TURN-KEY JEWEL.



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

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



MINT | UNIT 4008 1 BR | 1.5 BA | 754 Ft² | PRICE \$340,000

GORGEOUS UPDATED TOWNHOME WITH A FANTASTIC CAP RATE FOR INVESTORS.



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



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



MINT UNIT 3502 2 BR | 2 BA | 1,110 Ft² | \$2,500/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 I MASTER OF FINANCE

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adrianmorales_miami



