

# THE IVY

## MARKET REPORT

— NOVEMBER 2016 —



READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **72** 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](mailto:amorales.realtor@gmail.com)  
[www.AdrianMoralesRealtor.com](http://www.AdrianMoralesRealtor.com)

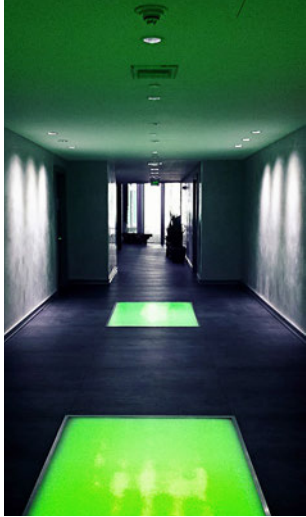
FORTUNE  
INTERNATIONAL REALTY

\*All November statistics were taken in December

\*Todas las estadísticas de Noviembre fueron tomadas en Diciembre

## 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 <sup>2</sup>	AVG. DAYS ON THE MARKET
1 Bedroom	27	\$249,000	\$349,000	\$283,527	\$357	144 (4.8 MONTHS)
2 Bedroom	41	\$349,900	\$600,000	\$408,037	\$360	174 (5.8 MONTHS)
3 Bedroom	4	\$630,000	\$1,970,000	\$702,500	\$408	125 (4.2 MONTHS)
4 Bedroom	0	\$0	\$0	\$0	\$0	0
<b>Full Building</b>	<b>72</b>	<b>\$249,000</b>	<b>\$1,970,000</b>	<b>\$402,156</b>	<b>\$369</b>	<b>155 (5.2 MONTHS)</b>



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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft <sup>2</sup>	SP\$/Ft <sup>2</sup>
1	90 SW 3rd St # 1112	1	1	0	1	\$245,000	\$234,000	28	814	\$287
2	90 SW 3 ST # 1407	1	1	0	1	\$260,000	\$235,000	91	722	\$325
3	90 SW 3rd St # 2605	1	1	0	1	\$260,000	\$250,000	168	814	\$307
4	90 SW 3rd St # 1409	1	1	0	2	\$260,000	\$255,000	74	736	\$346
5	90 SW 3 ST # 1514	1	1	1	1	\$269,900	\$256,250	79	846	\$303
6	90 SW 3rd St # 3408	2	2	0	1	\$319,900	\$315,000	221	1,079	\$292
7	90 SW 3rd St # TH705	1	2	0	1	\$395,000	\$345,000	114	1,172	\$294
8	90 SW 3 ST # 3603	2	2	0	0	\$365,000	\$355,000	271	1,114	\$319
9	90 SW 3rd St # 2314	2	2	0	1	\$374,900	\$365,000	48	1,172	\$311
10	90 SW 3rd St # 3111	2	2	1	1	\$399,000	\$370,000	177	1,274	\$290
11	90 SW 3rd St # 2711	2	2	1	1	\$415,000	\$387,500	154	1,274	\$304
12	90 SW 3rd St # TH308	2	2	0	2	\$485,000	\$470,000	100	1,405	\$335

	BR	BA	Ft <sup>2</sup>	LIST PRICE	LP\$/Ft <sup>2</sup>	SALE PRICE	SP\$/Ft <sup>2</sup>	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,114	\$485,000	\$360	\$470,000	\$346	96.9%	271
LOW	1	1	1,114	\$245,000	\$296	\$234,000	\$287	95.5%	28
<b>AVERAGE</b>			<b>1,114</b>	<b>\$337,392</b>	<b>\$326</b>	<b>\$319,813</b>	<b>\$310</b>	<b>94.8%</b>	<b>127.08</b>
<b>MEDIAN</b>			<b>1,114</b>	<b>\$342,450</b>	<b>\$323</b>	<b>\$330,000</b>	<b>\$306</b>	<b>96.4%</b>	<b>107</b>



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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYSMTKT	LA Ft²	SP\$/Ft²
1	90 SW 3rd St # 1112	1	1	0	1	\$245,000	\$234,000	28	814	\$287
2	90 SW 3 St # 1407	1	1	0	1	\$260,000	\$235,000	91	722	\$325
3	90 SW 3 ST # 1912	1	1	0	2	\$244,900	\$237,500	181	814	\$292
4	90 SW 3 ST # 1911	1	1	0	1	\$243,000	\$239,000	181	747	\$320
5	90 SW 3rd St # 2605	1	1	0	1	\$260,000	\$250,000	168	814	\$307
6	90 SW 3rd St # 1409	1	1	0	2	\$260,000	\$255,000	74	736	\$346
7	90 SW 3 ST # 1514	1	1	1	1	\$269,900	\$256,250	79	846	\$303
8	90 SW 3rd St # 3112	1	1	1	2	\$259,900	\$259,000	20	846	\$306
9	90 SW 3 St # 1111	1	1	0	2	\$275,000	\$260,000	95	747	\$348
10	90 SW 3 ST # 2510	1	1	0	1	\$284,000	\$270,000	360	814	\$332
11	90 SW 3 ST # 1603	1	1	1	1	\$276,000	\$270,000	307	846	\$319
12	90 SW 3rd St # 3408	2	2	0	1	\$319,900	\$315,000	221	1,079	\$292
13	90 SW 3 ST # 3009	2	2	0	0	\$349,900	\$340,000	33	1,079	\$315
14	90 SW 3rd St # TH705	1	2	0	1	\$395,000	\$345,000	114	1,172	\$294
15	90 SW 3 ST # 2001	2	2	0	1	\$369,000	\$350,000	409	1,093	\$320
16	90 SW 3 ST # 3212	2	2	1	1	\$375,000	\$355,000	191	1,172	\$303
17	90 SW 3 ST # 3603	2	2	0	0	\$365,000	\$355,000	271	1,114	\$319
18	90 SW 3 ST # 2406	2	2	0	1	\$369,000	\$355,000	140	1,079	\$329
19	90 SW 3rd St # 2314	2	2	0	1	\$374,900	\$365,000	48	1,172	\$311
20	90 SW 3rd St # 3111	2	2	1	1	\$399,000	\$370,000	177	1,274	\$290
21	90 SW 3 ST # 2914	2	2	0	1	\$395,000	\$370,000	87	1,172	\$316
22	90 SW 3rd St # 2013	2	2	1	1	\$399,000	\$377,000	64	1,274	\$296
23	90 SW 3 ST # 2313	2	2	0	1	\$399,000	\$380,000	68	1,129	\$337
24	90 SW 3rd St # 2711	2	2	1	1	\$415,000	\$387,500	154	1,274	\$304
25	90 SW 3 ST # TH508	2	2	0	1	\$420,000	\$390,000	79	1,405	\$278
26	90 SW 3rd St # TH308	2	2	0	2	\$485,000	\$470,000	100	1,405	\$335

	BR	BA	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,172	\$485,000	\$368	\$470,000	\$348	96.91%	409
LOW	1	1	747	\$243,000	\$296	\$234,000	\$278	96.30%	20
AVERAGE			998	\$334,900	\$328	\$318,856	\$312	95.21%	143.85
MEDIAN			1,086	\$357,450	\$326	\$342,500	\$313	95.82%	107



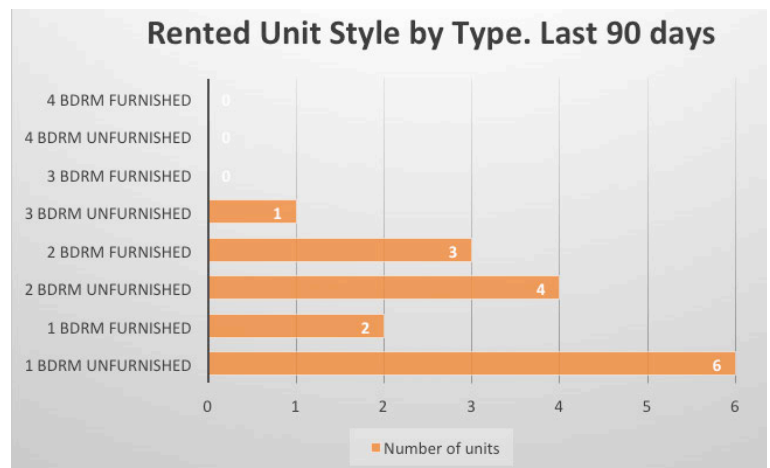
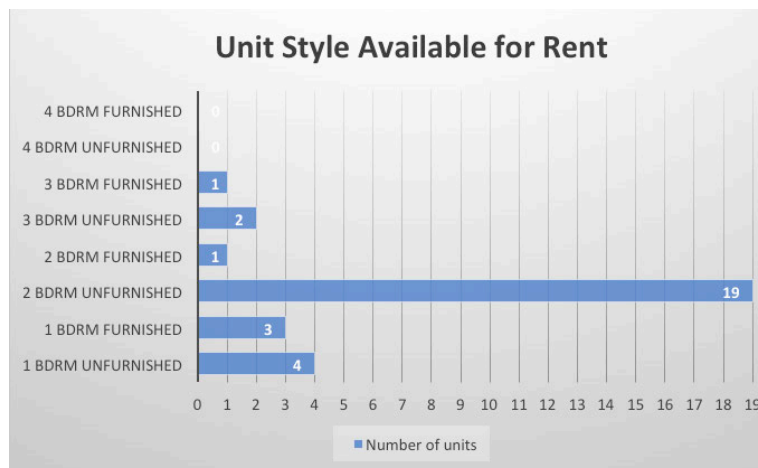
## CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
1 Bdrm Unfurnished	4	\$1,825	\$2,200	\$1,969
1 Bdrm Furnished	3	\$2,190	\$2,400	\$2,263
2 Bdrm Unfurnished	19	\$2,350	\$2,790	\$2,548
2 Bdrm Furnished	1	\$3,000	\$3,000	\$3,000
3 Bdrm Unfurnished	2	\$3,450	\$3,500	\$3,475
3 Bdrm Furnished	1	\$10,000	\$10,000	\$10,000
4 Bdrm Unfurnished	0	0	0	0
4 Bdrm Furnished	0	0	0	0
<b>Total Unfurnished</b>	<b>25</b>	<b>\$1,825</b>	<b>\$3,500</b>	
<b>Total Furnished</b>	<b>5</b>	<b>\$2,190</b>	<b>\$10,000</b>	
<b>Total Units</b>	<b>30</b>	<b>\$1,825</b>	<b>\$10,000</b>	



## 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	6	\$1,858	\$1,825	98.2%	50
1 Bdrm Furnished	2	\$1,925	\$1,900	98.7%	66
2 Bdrm Unfurnished	4	\$2,475	\$2,450	99.0%	37
2 Bdrm Furnished	3	\$2,750	\$2,667	97.0%	51
3 Bdrm Unfurnished	1	\$3,750	\$3,500	93.3%	97
3 Bdrm Furnished	0	\$0	\$0	0	0
4 Bdrm Unfurnished	0	0	0	0	0
4 Bdrm Furnished	0	0	0	0	0
<b>Total Unfurnished</b>	<b>11</b>				
<b>Total Furnished</b>	<b>5</b>				
<b>Total Units</b>	<b>16</b>				



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

## MY MAIN GOAL IS TO BRING YOU RESULTS

### MY RECENTLY CLOSED TRANSACTIONS

**UNDER  
CONTRACT**



MINT | PH5204

3 BR + DEN | 3.5 BA | 2,289 Ft<sup>2</sup> | **ASKING \$1,400,000**

**UNDER  
CONTRACT**



MINT | UNIT 4008

1 BR | 1.5 BA | 754 Ft<sup>2</sup> | **ASKING \$340,000**

**SOLD  
RECORD PRICE  
IN THE COMMUNITY**



16606 NW 72 PLACE - MIAMI LAKES, FL  
3 BR | 2.5 BA | 1,540 Ft<sup>2</sup> | **SOLD FOR \$285,000**

**RENTED  
IN 42 DAYS!**



IVY | UNIT 2106

1 BR | 1 BA | 747 Ft<sup>2</sup> | **RENTED FOR \$1,890**

**RENTED  
IN 6 DAYS!**



VIZCAYNE NORTH | UNIT 345N

STUDIO | 1 BA | 501 Ft<sup>2</sup> | **RENTED FOR \$1,590**

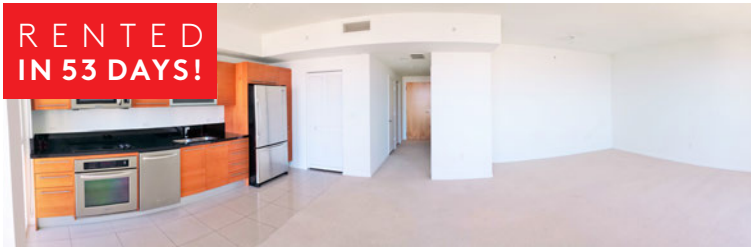
**RENTED  
AT FULL ASKING  
PRICE**



VIZCAYNE SOUTH | UNIT 309S

1 BR + DEN | 2 BA | 1,040 Ft<sup>2</sup> | **RENTED FOR \$2,400**

**RENTED  
IN 53 DAYS!**



VIZCAYNE SOUTH | UNIT 3707

STUDIO | 1 BA | 632 Ft<sup>2</sup> | **RENTED FOR \$1,750**

**RENTED  
IN 20 DAYS!**



VIZCAYNE SOUTH | UNIT 430

1 BR | 1.5 BA | 865 Ft<sup>2</sup> | **RENTED FOR \$1,975**

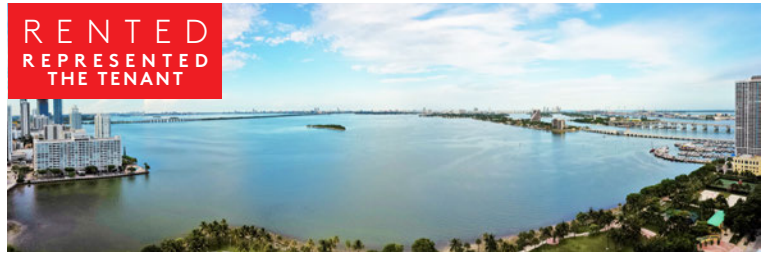


**RENTED  
IN 4 DAYS!**



WIND | UNIT 2510  
1 BR | 1 BA | 740 Ft<sup>2</sup> | **RENTED FOR \$1,750**

**RENTED  
REPRESENTED  
THE TENANT**



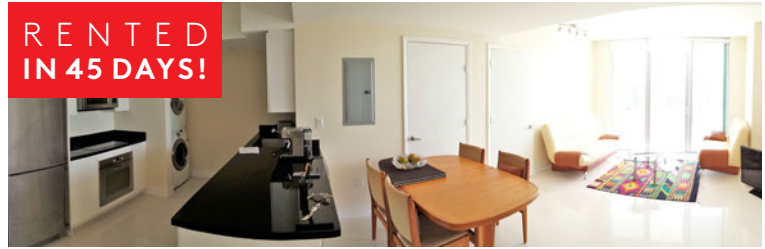
1800 CLUB | UNIT 2309  
2 BR | 2 BA | 1,386 Ft<sup>2</sup> | **RENTED FOR \$3,100**

**RENTED  
IN 29 DAYS!**



QUANTUM | UNIT 2402  
2 BR | 2.5 BA | 1,400 Ft<sup>2</sup> | **RENTED FOR \$3,000**

**RENTED  
IN 45 DAYS!**



MINT | UNIT 3502  
2 BR | 2 BA | 1,110 Ft<sup>2</sup> | **RENTED FOR \$2,500**

**RENTED  
REPRESENTED  
THE TENANT**



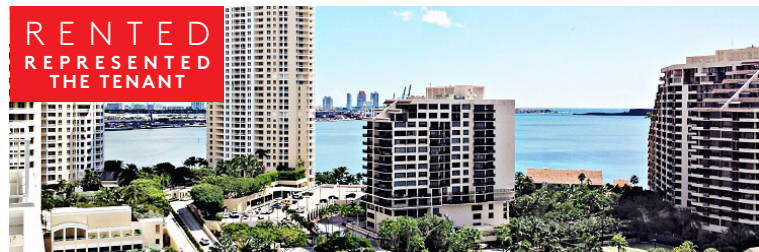
AXIS | UNIT 2210  
2 BR | 2 BA | 1,100 Ft<sup>2</sup> | **RENTED FOR \$2,390**

**RENTED  
REPRESENTED  
THE TENANT**



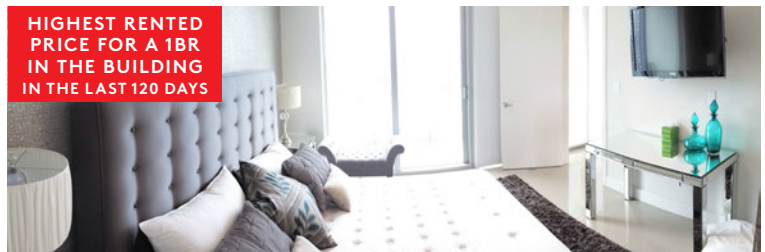
TURNBERRY VILLAGE | UNIT 1002  
3 BR | 3 BA | 2,130 Ft<sup>2</sup> | **RENTED FOR \$3,300**

**RENTED  
REPRESENTED  
THE TENANT**



COURTS AT BRICKELL KEY | UNIT 1705  
1 BR | 1 BA | 878 Ft<sup>2</sup> | **RENTED FOR \$2,000**

**HIGHEST RENTED  
PRICE FOR A 1BR  
IN THE BUILDING  
IN THE LAST 120 DAYS**



MINT | UNIT 4008  
1 BR | 1.5 BA | 754 Ft<sup>2</sup> | FURNISHED | **RENTED FOR \$2,450**

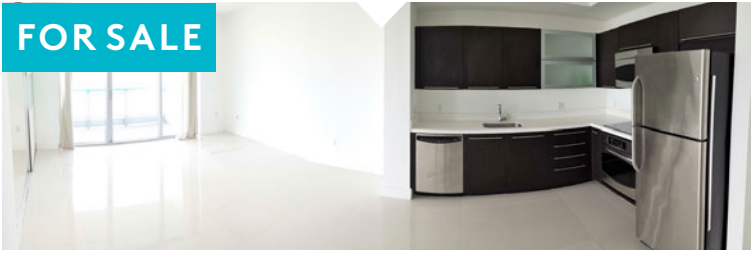
THE IVY



## MY EXCLUSIVE LISTINGS FOR SALE & RENT

UPGRADED 1 BEDROOM AT THE IVY WITH GORGEOUS UNOBSTRUCTED PANORAMIC VIEWS

**FOR SALE**

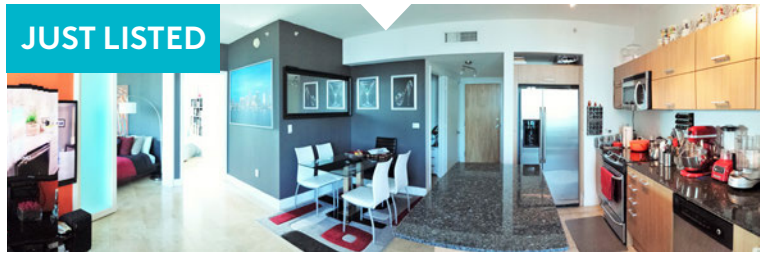


IVY | UNIT 2106

1 BR | 1 BA | 747 Ft<sup>2</sup> | **PRICE \$300,000**

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

**JUST LISTED**



WIND | UNIT 2714

2 BR | 2 BA | 935 Ft<sup>2</sup>

FOR SALE **\$389,000** | FOR RENT **\$2,450/M**

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

**FOR SALE**



MINT | UNIT 3502

2 BR | 2 BA | 1,110 Ft<sup>2</sup> | **PRICE \$525,000**

INVEST IN THE HOTTEST RIVERFRONT LOCATION BETWEEN DOWNTOWN & BRICKELL.

**FOR SALE**

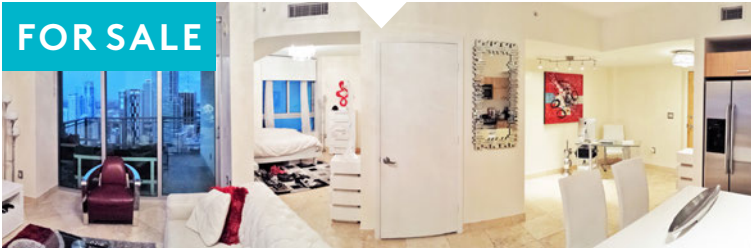


WIND | UNIT 2510

1 BR | 1 BA | 740 Ft<sup>2</sup> | **PRICE \$295,000**

AMAZING LOWER PENTHOUSE WITH STUNNING UNOBSTRUCTED SKYLINE & WATER VIEWS

**FOR SALE**



WIND | UNIT PH 4009

1 BR | 1 BA | 740 Ft<sup>2</sup> | **PRICE \$295,000**

MAGNIFICENT VIEWS FROM THIS UPGRADED 2 BEDROOM + DEN AT VIZCAYNE

**JUST LISTED**



VIZCAYNE SOUTH | UNIT 3309

2 BR + DEN | 1 BA | 1,363 Ft<sup>2</sup>

FOR SALE **\$749,000** | FOR RENT **\$3,100/M**

FANTASTIC INVESTMENT OPPORTUNITY FULLY FURNISHED TURN-KEY JEWEL.

**FOR SALE**



VIZCAYNE NORTH | UNIT 3308

2 BR | 2 BA | 1,203 Ft<sup>2</sup> | **PRICE \$695,000**

BRIGHT & COZY STUDIO WITH ULTRA HIGH CEILINGS. GREAT FOR INVESTORS

**FOR SALE**



VIZCAYNE NORTH

STUDIO | 1 BA | 501 Ft<sup>2</sup> | **PRICE \$250,000**



# MARKETING ADVANTAGES

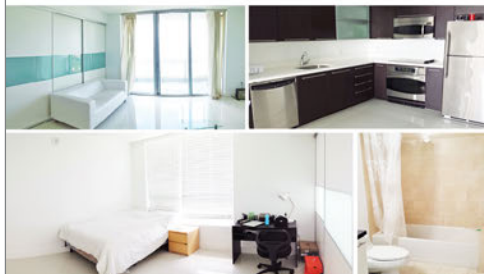
## JUST LISTED

UPGRADED 1 BEDROOM AT THE IVY WITH GORGEOUS UNOBSTRUCTED PANORAMIC VIEWS

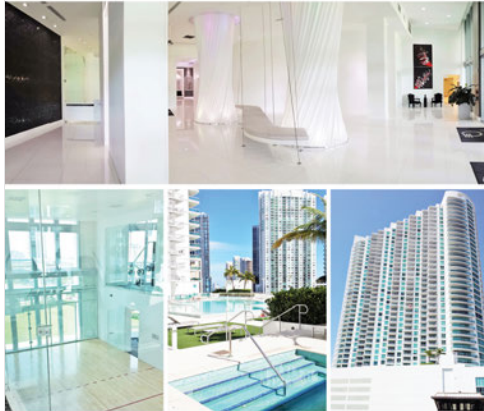


**IVY | UNIT 2106**  
90 SW 3RD STREET, MIAMI, FL 33130  
1 BR | 1 BA | 747 SF. LA | A10096004 | **PRICE \$500,000**

Invest in the hottest riverfront location between Downtown and Brickell! Modern 1 bedroom with upgraded gorgeous white porcelain floors, walk-in closet, open euro-kitchen & stainless steel appliances. See amazing sunsets from the panoramic northwestern views that will not get blocked by the One River Point construction. Walk to all major attractions & the new \$1Billion Brickell City Centre mall. 1 Minute from the Metromover & I-95 expressway. 5-Star amenities, secure gated community with pub, mini-market & beauty salon.



[CLICK HERE TO SEE ALL MY SPECIALIZED LISTING SERVICES FOR SELLERS AT WIND](#)



CONTACT ME FOR MORE INFORMATION ON THIS OPPORTUNITY

**ADRIAN MORALES DOBRZYNSKI, P.A.**  
REALTOR ASSOCIATE | MASTER OF FINANCE  
**786.327.8874** | [amoralessr@gmail.com](mailto:amoralessr@gmail.com)  
[www.AdrianMoralesRealtor.com](http://www.AdrianMoralesRealtor.com)

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**ADRIAN MORALES DOBRZYNSKI, P.A.** **FORTUNE INTERNATIONAL REALTY**

## THE IVY

### MARKET REPORT

1ST QUARTER 2016

DID YOU KNOW THERE ARE 67 PROPERTIES FOR SALE IN THE BUILDING?  
TAKE A LOOK AT ALL OF YOUR BUILDING'S STATISTICS.



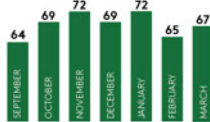
\*All 1st Quarter statistics are taken in April

SEE ALL THE NEW STATISTICS IN THE FULL REPORT - [CLICK HERE](#)

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

UNIT TYPE	QTY	LOW PRICE	HIGH PRICE	AVG. PRICE	AVG. \$/FT <sup>2</sup>	AVG. DAYS ON MKT
1 Bedroom	27	\$259,900	\$380,000	\$289,474	\$360	74 (2.5 MONTHS)
2 Bedroom	33	\$365,000	\$1,050,000	\$428,935	\$359	163 (5.4 MONTHS)
3 Bedroom	7	\$649,000	\$1,250,000	\$790,429	\$450	110 (3.7 MONTHS)
4 Bedroom	0	\$0	\$0	\$0	\$0	0
<b>Full Building</b>	<b>67</b>	<b>\$259,900</b>	<b>\$1,250,000</b>	<b>\$410,502</b>	<b>\$369</b>	<b>122 (4.1 MONTHS)</b>

NUMBER OF UNITS OFFERED FOR SALE EACH MONTH



The supply of units in the building remains steady with an average of 66 properties for sale each month. Note that 12 units have been sold during the last 6 months. Since September 2015, the Average Listing Price and Price/FT<sup>2</sup> have fallen by 10% & 6% respectively.

The upcoming One River Point construction has certainly created some concern in our community. However, owners should consider the different strategies and options available to them. For some, it makes sense to sell now. For others, waiting for a longer term and renting now could be the way to go.

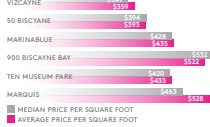
NUMBER OF UNITS SOLD DURING THE LAST 6 MONTHS PER TYPE OF LINE

# UNITS SOLD	LINE	BD/ BATH	AVG. SELLING \$	AVG. DAYS MKT	AVG. SELLER'S P/F
1	12	1/1	\$257,500	181	\$292

NUMBER OF UNITS RENTED PER MONTH

# UNITS RENTED	LINE	BD/ BATH	AVG. RENT \$	AVG. DAYS MKT	AVG. RENTER'S P/F
9	9	1/1	\$1,200	12	9

SOLD PRICE/FT<sup>2</sup> DURING THE LAST 6 MONTHS



■ 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.  
**786.327.8874**  
[www.AdrianMoralesRealtor.com](http://www.AdrianMoralesRealtor.com)

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



**FORTUNE**  
1000 BRICKELL AVENUE  
MIAMI, FL 33130

## 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

MARINABUE, 900 BISCAIYNE BAY, TEN MUSEUM PARK, MARGUIS, VIZCAYNE, 50 BISCAIYNE, MINT, IVY AND WIND



## 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 12 MONTHS	SOLD 6 MONTHS	SOLD 3 MONTHS	SOLD 24 MONTHS
MARINABUE	516	49	9.5%	4	14	35	51
900 BISCAIYNE BAY	516	79	15.3%	7	18	33	42
TEN MUSEUM PARK	200	31	15.5%	3	7	19	29
MARGUIS	306	39	12.7%	7	10	19	27
50 BISCAIYNE	523	53	10.1%	5	18	37	55
VIZCAYNE	849	131	15.4%	5	13	22	29
MINT	530	76	14.3%	10	16	29	37
IVY	504	75	14.9%	6	10	26	41
WIND	449	52	10.4%	5	14	29	45
<b>AVERAGE</b>	<b>493</b>	<b>65</b>	<b>13.2%</b>	<b>6</b>	<b>13</b>	<b>28</b>	<b>42</b>
<b>TOTAL</b>	<b>4,433</b>	<b>585</b>	<b>13.2%</b>	<b>52</b>	<b>120</b>	<b>249</b>	<b>376</b>

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- **I MAKE SURE BUYERS WITH LIMITED TIME GET TO SEE YOUR UNIT:** I have a large database of buyers looking for properties in the area. I can call them and show them your unit. I can also call them and show them your unit. I can also call them and show them your unit.
- **KNOW WHAT'S GOING ON WITH YOUR UNIT:** I email you every week with the latest market news, price changes and feedback from buyers who visited your unit.
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- **GET GREAT ADVERTISING & MASSIVE EXPOSURE:** All my websites combined with FORTUNE's top marketing tools and social media network will feature your property in the most effective way.
- **DISCOVER THE NAMES OF VISITS, BEAT YOUR COMPETITION & SELL FAST:** Ask me about a proven strategy to give your listing the best exposure and place it on top of most buyers' lists.

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**ADRIAN MORALES DOBRZYNSKI**  
REALTOR ASSOCIATE | MASTER OF FINANCE  
AMORALESSR@GMAIL.COM  
C: 786.327.8874

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Adrian Morales Dobrzynski - Realtor added 13 new photos to the album: New listing Vizcayne 3300-N - at 9:00 AM

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- 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](mailto:amoralessrealtor@gmail.com)  
[www.AdrianMoralesRealtor.com](http://www.AdrianMoralesRealtor.com)



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