

# VIZCAYNE

## MARKET REPORT

### 3RD QUARTER 2017



ADRIAN MORALES DOBRZYNSKI, PA

READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **142** 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



ADRIAN MORALES DOBRZYNSKI, PA  
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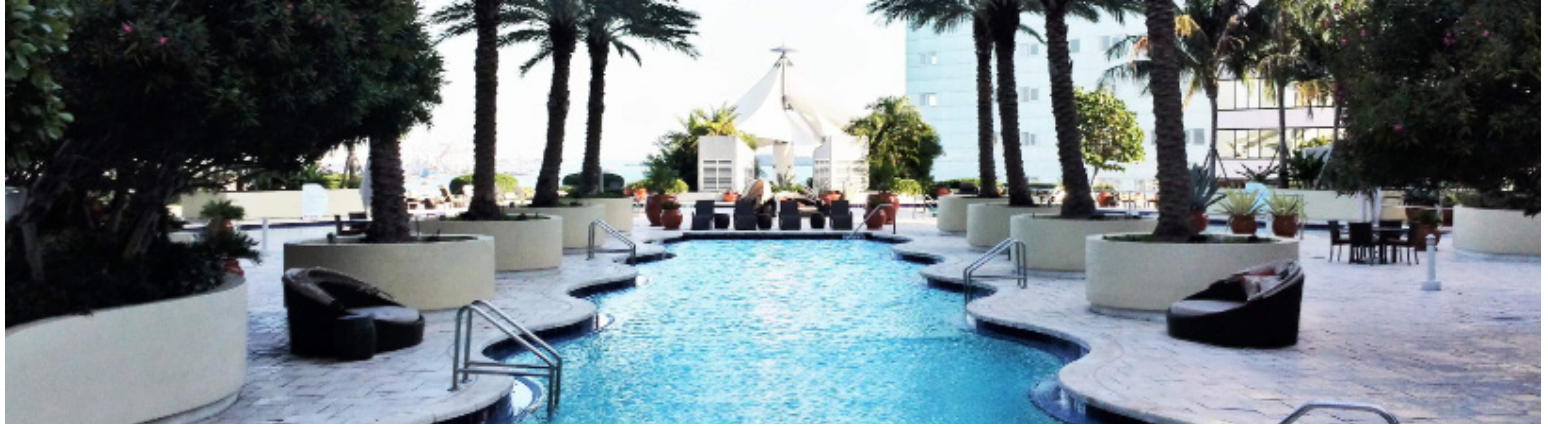
FORTUNE  
INTERNATIONAL REALTY

\*Current & 3rd Quarter statistics were taken in October

\*Las estadísticas actuales y del 3er trimestre fueron tomadas en Octubre

## 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	13	\$189,000	\$449,000	\$270,915	\$446	210
1 Bedroom	60	\$217,990	\$448,000	\$316,256	\$350	189
2 Bedroom	54	\$339,000	\$895,000	\$544,485	\$456	166
3 Bedroom	14	\$589,775	\$2,749,000	\$1,351,183	\$643	277
4 Bedroom	1	\$1,475,000	\$1,475,000	\$1,475,000	\$575	238
<b>Full Building</b>	<b>142</b>	<b>\$189,000</b>	<b>\$2,749,000</b>	<b>\$509,092</b>	<b>\$430</b>	<b>153</b>



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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft²	SP\$/Ft²
1	253 NE 2nd St # 3805	0	1	0	1	\$225,000	\$200,000	15	632	\$316
2	244 Biscayne Blvd # 440	1	1	0	1	\$235,000	\$218,000	118	888	\$245
3	253 NE 2 ST # 1206	1	1	0	1	\$260,000	\$220,000	658	806	\$273
4	244 Biscayne Blvd # 906	1	1	0	1	\$270,000	\$250,000	261	806	\$310
5	244 BISCAYNE BLVD # 904	1	1	0	1	\$269,000	\$250,000	44	806	\$310
6	253 NE 2nd St # 2302	1	2	0	1	\$359,000	\$290,000	112	989	\$293
7	253 NE 2ND St # 3508	2	2	0	1	\$380,000	\$300,000	321	1203	\$249
8	244 Biscayne BLVD # 2110	2	2	0	1	\$329,990	\$305,000	372	1050	\$290
9	253 NE 2 ST # 1801	2	2	0	1	\$380,000	\$380,000	740	940	\$404
10	253 NE 2nd St # 2009	2	2	0	1	\$435,000	\$400,000	155	1058	\$378
11	253 NE 2nd St # 2209	2	2	0	1	\$435,000	\$400,000	43	1058	\$378
12	253 NE 2 ST # 2803	2	2	0	1	\$499,000	\$445,000	533	1515	\$294
13	244 Biscayne Blvd # 4504	2	2	0	1	\$629,000	\$615,000	173	1293	\$476

	#BEDS	#FBATH	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS MKT
HIGH	2	2	940	\$629,000	\$486	\$615,000	\$476	97.8%	740
LOW	0	1	806	\$225,000	\$265	\$200,000	\$245	88.9%	15
<b>AVERAGE</b>			<b>873</b>	<b>\$361,999</b>	<b>\$358</b>	<b>\$328,692</b>	<b>\$324</b>	<b>90.8%</b>	<b>272.69</b>
<b>MEDIAN</b>			<b>873</b>	<b>\$359,000</b>	<b>\$335</b>	<b>\$300,000</b>	<b>\$310</b>	<b>83.6%</b>	<b>173</b>



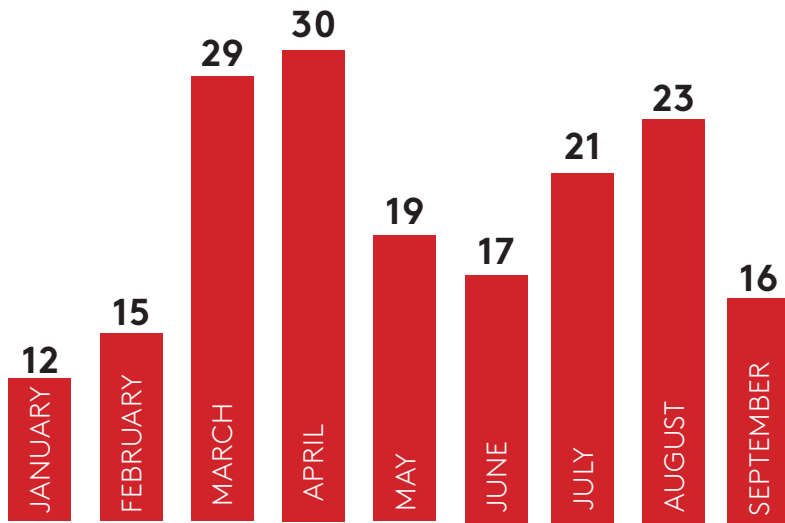
# SOLD DURING LAST 12 MONTHS/VENDIDAS EN LOS ULTIMOS 12 MESES

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft <sup>2</sup>	SP\$/Ft <sup>2</sup>
1	253 NE 2 ST # 317	0	1	0	1	\$194,900	\$190,000	317	506	\$375
2	253 NE 2nd St # 3805	0	1	0	1	\$225,000	\$200,000	15	632	\$316
3	244 Biscayne Blvd # 440	1	1	0	1	\$235,000	\$218,000	118	888	\$245
4	253 NE 2 St # 416	1	1	1	1	\$240,000	\$220,000	71	938	\$235
5	253 NE 2 ST # 1206	1	1	0	1	\$260,000	\$220,000	658	806	\$273
6	244 BISCAYNE BL # 450	1	1	1	1	\$265,000	\$250,000	50	978	\$256
7	244 Biscayne Blvd # 906	1	1	0	0	\$270,000	\$250,000	261	806	\$310
8	244 Biscayne Blvd # 642	1	2	0	1	\$269,000	\$250,000	71	978	\$256
9	244 BISCAYNE BLVD # 904	1	1	0	1	\$269,000	\$250,000	44	806	\$310
10	244 Biscayne Blvd # 443	1	1	1	1	\$269,000	\$259,000	132	978	\$265
11	253 NE 2 ST # 2804	1	1	0	1	\$287,000	\$270,000	1,159	802	\$337
12	244 Biscayne Blvd # 502	1	2	0	1	\$300,000	\$270,000	268	989	\$273
13	244 BISCAYNE BL # 2207	1	1	0	1	\$318,900	\$285,000	254	806	\$354
14	244 BISCAYNE BL # 1207	1	1	0	1	\$315,000	\$289,000	410	806	\$359
15	253 NE 2nd St # 2302	1	2	0	1	\$359,000	\$290,000	112	989	\$293
16	253 NE 2 ST # 3605	0	1	0	1	\$310,000	\$300,000	336	632	\$475
17	244 BISCAYNE BL # 2906	1	1	0	1	\$309,000	\$300,000	87	806	\$372
18	253 NE 2ND St # 3508	2	2	0	1	\$380,000	\$300,000	321	1,203	\$249
19	244 Biscayne BLVD # 2110	2	2	0	1	\$329,990	\$305,000	372	1,050	\$290
20	244 BISCAYNE BL # 2505	1	1	0	1	\$329,000	\$310,000	56	806	\$385
21	244 Biscayne Blvd # 452	2	2	0	1	\$340,000	\$340,000	15	1,186	\$287
22	253 NE 2 ST # 1801	2	2	0	1	\$380,000	\$380,000	740	940	\$404
23	253 NE 2nd St # 2009	2	2	0	1	\$435,000	\$400,000	155	1,058	\$378
24	253 NE 2nd St # 2209	2	2	0	1	\$435,000	\$400,000	43	1,058	\$378
25	253 NE 2 ST # 2803	2	2	0	1	\$499,000	\$445,000	533	1,515	\$294
26	244 Biscayne Blvd # 4504	2	2	0	1	\$629,000	\$615,000	173	1,293	\$476
27	244 BISCAYNE Blvd # 2803	2	2	0	1	\$745,000	\$710,000	512	1,515	\$521
28	253 NE 2nd St # 4408	3	3	0	1	\$950,000	\$885,000	23	1,795	\$493

	#BEDS	#FBATH	Ft <sup>2</sup>	LIST PRICE	LP\$/Ft <sup>2</sup>	SALE PRICE	SP\$/Ft <sup>2</sup>	SP\$/LP\$	DAYS MKT
HIGH	3	3	1,363	\$950,000	\$529	\$885,000	\$521	93.2%	1,159
LOW	0	1	506	\$194,900	\$256	\$190,000	\$235	97.5%	15
AVERAGE			848.78	\$362,421	\$362	\$335,750	\$338	92.6%	260.93
MEDIAN			806	\$312,500	\$357	\$289,500	\$313	92.6%	164



## NUMBER OF UNITS RENTED PER MONTH



Until now, 2017 has seen an average of 20 units rented each month at Vizcayne.

Even though rentals have come down from their highs, both prices and demand for units remain healthy.

Hasta ahora, el 2017 ha visto un promedio de 20 unidades rentadas por mes en el edificio.

Aunque las rentas han bajado un poco de sus niveles máximos, los precios y la demanda se mantienen relativamente altos.

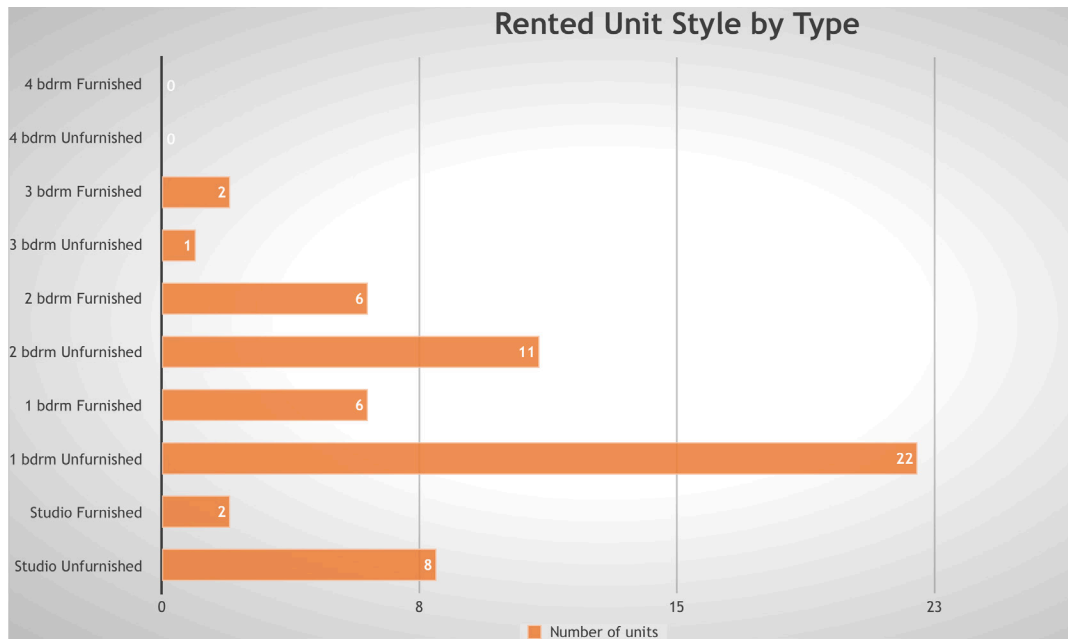
## CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR	LOW PRICE	HIGH PRICE	AVERAGE PRICE
Studio Unfurnished	6	\$1,525	\$1,700	\$1,578
Studio Furnished	4	\$1,699	\$2,300	\$1,935
1 Bdrm Unfurnished	17	\$1,800	\$2,700	\$2,024
1 Bdrm Furnished	7	\$2,000	\$2,500	\$2,171
2 Bdrm Unfurnished	13	\$2,000	\$3,300	\$2,861
2 Bdrm Furnished	10	\$2,600	\$4,900	\$3,183
3 Bdrm Unfurnished	1	\$4,000	\$4,000	\$4,000
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>37</b>	<b>\$1,525</b>	<b>\$4,000</b>	
<b>Total Furnished</b>	<b>22</b>	<b>\$1,699</b>	<b>\$10,000</b>	
<b>Total Units</b>	<b>59</b>	<b>\$1,525</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
Studio Unfurnished	8	\$1,649	\$1,605	97.3%	57
Studio Furnished	2	\$1,800	\$1,700	94.4%	37
1 Bdrm Unfurnished	22	\$1,950	\$1,883	96.6%	64
1 Bdrm Furnished	6	\$2,132	\$2,100	98.5%	134
2 Bdrm Unfurnished	11	\$2,440	\$2,359	96.7%	48
2 Bdrm Furnished	6	\$2,923	\$2,833	96.9%	159
3 Bdrm Unfurnished	1	\$4,500	\$4,300	95.6%	25
3 Bdrm Furnished	2	\$4,500	\$4,500	100.0%	87
4 Bdrm Unfurnished	0	0	0	0	0
4 Bdrm Furnished	0	0	0	0	0
<b>Total Unfurnished</b>	<b>42</b>				
<b>Total Furnished</b>	<b>16</b>				
<b>Total Units</b>	<b>58</b>				



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 MAIN GOAL IS TO BRING YOU RESULTS

## MY RECENTLY CLOSED TRANSACTIONS



**SOLD**  
RECORD PRICE

MINT | PH5204

3 BR + DEN | 3.5 BA | 2,289 Ft<sup>2</sup> | **ASKING \$1,300,000**



**SOLD**  
HIGHEST PRICE FOR  
A 1 BEDROOM

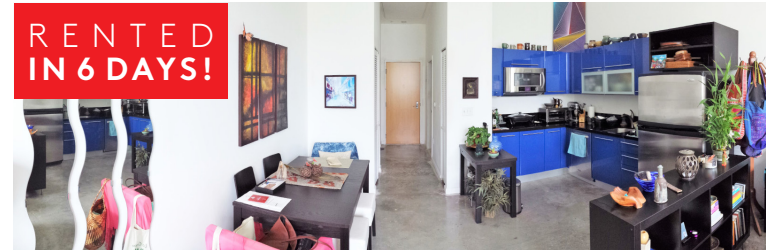
MINT | UNIT 4008

1 BR | 1.5 BA | 754 Ft<sup>2</sup> | **ASKING \$319,500**



**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 6 DAYS!

VIZCAYNE NORTH | UNIT 345

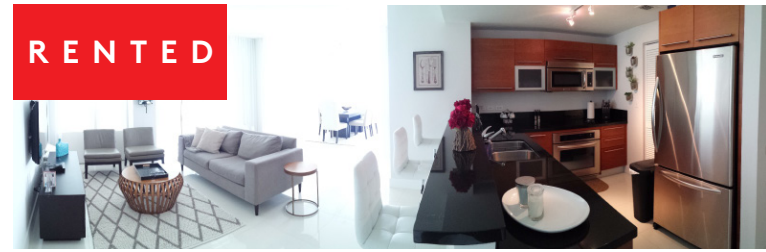
STUDIO | 1 BA | 501 Ft<sup>2</sup> | **RENTED FOR \$1,590**



**RENTED**  
AT FULL ASKING  
PRICE

VIZCAYNE SOUTH | UNIT 309

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



**RENTED**

VIZCAYNE NORTH | UNIT 3308

2 BR | 2 BA | 1,203 Ft<sup>2</sup> | **RENTED FOR \$2,850**



**RENTED**

VIZCAYNE SOUTH | UNIT 1809

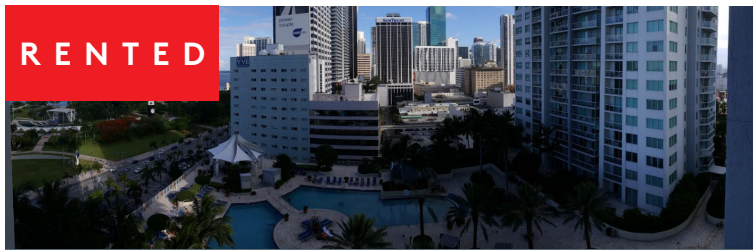
2 BR | 2 BA | 1,058 Ft<sup>2</sup> | **RENTED FOR \$2,400**



**RENTED**  
IN 20 DAYS!

VIZCAYNE SOUTH | UNIT 430

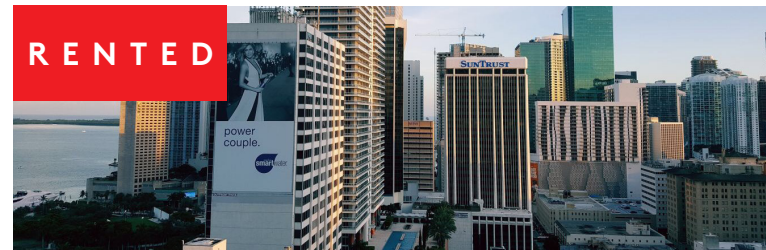
1 BR | 1.5 BA | 865 Ft<sup>2</sup> | **RENTED FOR \$1,975**



**RENTED**

VIZCAYNE NORTH | UNIT 2105

1 BR | 1 BA | 806 Ft<sup>2</sup> | **RENTED FOR \$1,900**



**RENTED**

VIZCAYNE NORTH | UNIT 2605

1 BR | 1 BA | 806 Ft<sup>2</sup> | **RENTED FOR \$1,800**

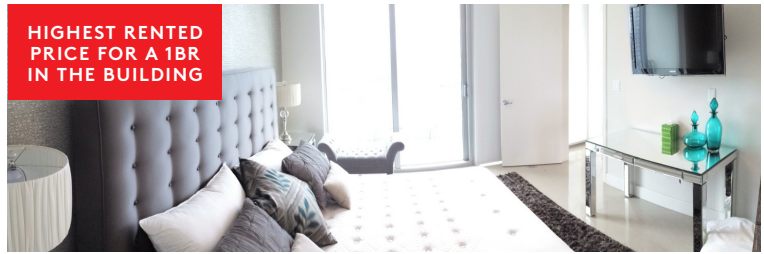


RENTED



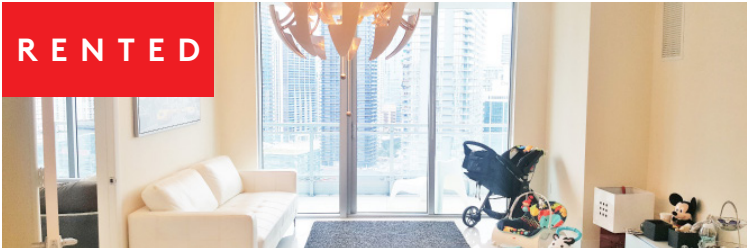
VIZCAYNE SOUTH | UNIT 3707  
STUDIO | 1 BA | 632 Ft<sup>2</sup> | **RENTED FOR \$1,750**

HIGHEST RENTED  
PRICE FOR A 1BR  
IN THE BUILDING



MINT | UNIT 4008 (FURNISHED)  
1 BR | 1.5 BA | 754 Ft<sup>2</sup> | **UNDER CONTRACT FOR \$2,500**

RENTED



MINT | UNIT #3502  
2 BR | 2 BA | 1,110 FT<sup>2</sup> | **RENTED FOR \$2,550**

RENTED



WIND | UNIT 2002  
2 BR + DEN | 2 BA | 1,385 Ft<sup>2</sup> | **RENTED FOR \$2,850**

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  
REPRESENTED  
THE TENANT



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

RENTED  
IN 42 DAYS!



IVY | UNIT 2106  
1 BR | 1 BA | 747 Ft<sup>2</sup> | **RENTED FOR \$1,890**

RENTED  
IN 27 DAYS!



WIND | UNIT 2714  
2 BR | 2 BA | 935 Ft<sup>2</sup> | **RENTED FOR \$2,350**



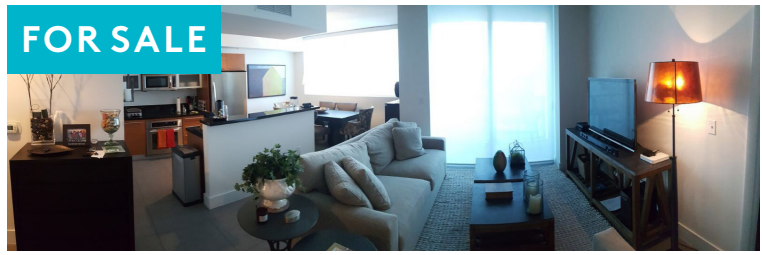
## MY EXCLUSIVE LISTINGS FOR SALE & RENT

**REDUCED**



VIZCAYNE NORTH | UNIT 3308  
2 BR | 2 BA | 1,203 Ft² | **PRICE \$570,000**

**FOR SALE**



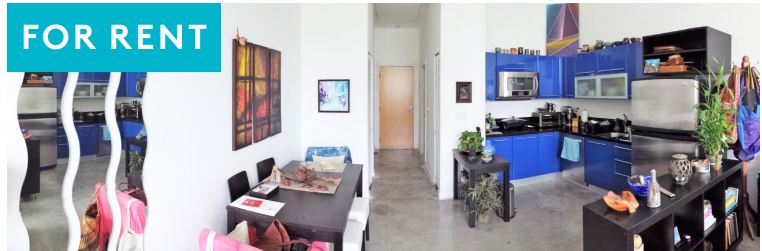
VIZCAYNE SOUTH | UNIT 2602  
2 BR | 2 BA | 989 Ft² | **PRICE \$395,000**

**FOR SALE**



VIZCAYNE SOUTH | UNIT 1201  
2 BR | 2 BA | 940 Ft² | **PRICE \$369,000**

**FOR RENT**



VIZCAYNE NORTH | UNIT 345N  
STUDIO | 1 BA | 501 Ft² | **PRICE \$1,590/M**

**FOR SALE**



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

**FOR SALE**



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

**UNDER CONTRACT**



MINT | UNIT 4008  
1 BR | 1.5 BA | 754 Ft² | **UNDER CONTRACT FOR \$2,500/M**

**REDUCED**



QUANTUM | UNIT 2402  
2 BR | 2.5 BA | 1,400 Ft² | **PRICE \$545,000**

**FOR SALE**



OPERA TOWER | UNIT 5111  
1 BR | 1 BA | 791 Ft² | **PRICE \$370,000**

**FOR RENT**



THE CRIMSON | UNIT 1005  
1 BR | 1 BA | 791 Ft² | **PRICE \$2,200/M**



# 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 Ft<sup>2</sup> 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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FORTUNE  
INTERNATIONAL REALTY



## 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 <sup>2</sup>	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 <sup>2</sup>	LIST PRICE	SALE PRICE	SP\$/Ft <sup>2</sup>	SP\$/LP\$	DAYS MKT
HIGH	2	1	1,363	\$669,000	\$556	\$580,000	\$426	92.8%
LOW	0	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 Ft<sup>2</sup> | Furnished | \$695,000

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

VIZCAYNE: \$541  
50 BISCAYNE: \$394  
MARINABULE: \$410  
900 BISCAYNE BAY: \$435  
TEN MUSEUM PARK: \$407  
MARGUIS: \$483

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

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

**FORTUNE** INTERNATIONAL REALTY  
1466 BRICELL AVENUE  
MIAMI, FL 33139

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

ADRIAN MORALES DOBRZYNSKI, P.A.  
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**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

1. I MAKE SURE BUYERS WITH LIMITED TIME GET TO SEE YOUR UNIT. I minimize any potential issues before you even see your units before they leave Miami.

2. I RECEIVE MY MONTHLY STATISTICS REPORT. Stay updated with your market and give me the information to make the right decisions before selling.

3. I DO NOT JUST LEAVE YOUR KEYS DOWNTOWN FOR PICKUP. I'll be present to guide all buyers. Show them how your unit stands out and explain why they should invest in it now.

4. I GIVE BUYERS MUCH MORE THAN A SIMPLE PROPERTY LISTING. I provide a complete listing of the building's sales & listing American financial markets to real estate. I have been helping clients understand their best investment options for more than 10 years.

**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	VENDIDAS 6 MESES
MARGUIS	306	39	12.7%	7	10	19	27	42	85
900 BISCAYNE BAY	200	31	15.5%	3	7	19	29	36	36
TEN MUSEUM PARK	306	39	12.7%	7	10	19	27	42	85
VIZCAYNE	129	13	10.1%	1	11	27	27	32	32
MINT	530	76	14.3%	5	10	26	41	66	66
IVY	504	75	14.9%	6	10	26	41	66	66
WIND	489	52	10.6%	5	14	29	45	70	70
PROMEDIO	493	65	13.2%	6	13	28	42	59	59
TOTAL	4,433	585	13.2%	52	120	249	376	532	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. Como visto 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.
- Puedo mis reportes mensuales para conocer todas las estadísticas del área y su edificio.
- Dejar su llave en una oficina o alquilo en el edificio NO es opción! Yo seré el guía de todo persona que visite su unidad.
- Trasmito un mensaje contundente al comprador y le explico los beneficios financieros de invertir en su propiedad ahora mismo.
- Sepa todo lo que sucede con su unidad: Número de visitas, reacciones de los visitantes, cambios de precio de su competencia.
- Estoy preparado para citas solicitadas a última minuto y para mostrar en horas de la noche o fines de semana. Esto garantiza la rapidez al.
- Day attention inmediata a clientes internacionales que dan una sola oportunidad para ver su propiedad. No les 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	SOLD 5 MONTHS	SOLD 6 MONTHS
MARGUIS	306	39	12.7%	7	10	19	27	42	85	85
900 BISCAYNE BAY	200	31	15.5%	3	7	19	29	36	36	36
TEN MUSEUM PARK	306	39	12.7%	7	10	19	27	42	85	85
MARGUIS	306	39	12.7%	7	10	19	27	42	85	85
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WIND	489	52	10.6%	5	14	29	45	70	70	70
AVERAGE	493	65	13.2%	6	13	28	42	59	59	59
TOTAL	4,433	585	13.2%	52	120	249	376	532	532	532

**I OFFER SELLERS A TRUE LISTING SERVICE**

- AREA EXPERTISE: Over 10 years Downtown Miami specialist in your building and area.
- I MAKE SURE BUYERS WITH LIMITED TIME GET TO SEE YOUR UNIT. I minimize any potential issues before you even see your units before they leave Miami.
- KNOWLEDGE: I have a complete knowledge of the market and I can give you the information to make the right decisions before selling.
- RECEIVE MY MONTHLY STATISTICS REPORT. Stay updated with your market and give me the information to make the right decisions before selling.
- DO NOT JUST LEAVE YOUR KEYS DOWNTOWN FOR PICKUP. I'll be present to guide all buyers. Show them how your unit stands out and explain why they should invest in it now.
- I GIVE BUYERS MUCH MORE THAN A SIMPLE PROPERTY LISTING. I provide a complete listing of the building's sales & listing American financial markets to real estate. I have been helping clients understand their best investment options for more than 10 years.

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

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[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.
- 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.**

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