



7 DAYS ROLLING HOTSHEET

3/24/2011 0:14

FLIP

	MLS#	SUBDIVISION NAME	PROPERTY ADDRESS	ZIP	BUILT	SALE	DOM	ROOMS	AREA	ASKING PRICE		RENTALS		SALES		BELOW MARKET%	CASH FLOW
										\$	\$/SqFt	#	\$/SqFt	#	MARKET%		
1	M1486832	FLAMINGO SOUTH BEACH I CONDO	1500 BAY RD # 278S	33139	1960	REO	0	1/1/0	953	129,000	135	99	2.33	45	-44%		
2	M1485822	DEL PRADO CONDO	18031 BISCAYNE BL # 301-3	33160	1971	REO	5	2/2/0	1,565	86,900	56	45	0.95	14	-40%		
3	M1484667	TOWERS OF OCEANVIEW EAST CONDO	400 LESLIE DR # 201	33009	1981	REO	6	1/1/1	1,120	64,900	58	0		18	-39%		
4	M1486060	WINSTON TOWERS CONDO	250 174 ST # 207	33160	1970	MKT	2	1/1/1	943	134,900	143	12	1.05	15	-37%		
5	M1485396	TREASURE ON THE BAY III	1900 S TREASURE DR # 2M	33141	1966	REO	6	1/1/0	925	67,000	72	2	1.26	2	-35%		
6	M1485628	TOWER AT BISCAYNE COVE	18181 NE 31 CT # 107	33160	1981	REO	3	2/2/0	1,293	122,570	95	23	1.12	9	-30%		
7	M1485097	PLAZA OF THE AMERICAS CONDO	17021 N BAY RD # 601	33160	1979	REO	6	2/2/0	1,230	94,900	77	17	1.22	23	-26%		
8	H885706	DORSEY ARMS CONDO	121 GOLDEN ISLES DR # 1107	33009	1971	SSL	2	3/2/0	1,750	184,900	106	0		8	-26%		
9	F1125840	DEL PRADO CONDO	18021 Biscayne Blvd # 1503-2	33160	1971	SSL	0	1/1/1	1,005	70,000	70	45	0.95	14	-25%		
10	H885771	CRYSTAL TOWER CONDO	322 BUCHANAN ST # #909	33019	1972	MKT	0	1/1/1	1,000	199,000	199	0		3	-25%		
11	M1485058	BONAVISTA CONDO	3375 N COUNTRY CLUB DR # 1208	33180	1973	REO	6	1/1/0	913	77,500	85	7	1.14	8	-23%		
12	M1486388	SETAI RESORT & RESIDENCES CONDO	101 20 ST # 1805	33139	2004	SSL	1	1/1/1	821	850,000	1035	32	11.57	17	-23%		
13	F1097748	FLAMINGO SOUTH BEACH I CONDO	1500 BAY RD # 370S	33139	1960	SSL	3	2/2/0	1,121	215,000	192	99	2.33	45	-21%		
14	M1486433	STRATFORD HOUSE CONDO	2841 NE MIAMI BEACH BL # 306	33160	1969	REO	1	1/1/0	790	47,500	60	10	1.15	5	-19%		
15	M1484695	ARLEN HOUSE WEST CONDO	500 BAYVIEW DR # 1030	33160	1969	SSL	6	2/2/0	1,120	150,000	134	32	1.49	13	-18%		
16	F1125182	MYSTIC POINTE CONDO NO ONE	3600 MYSTIC POINTE DR # 1612	33180	1988	MKT	5	2/2/0	1,353	229,000	169	14	1.39	8	-17%		
17	M1485777	FOUR AMBASSADORS CONDO THE	999 BRICKELL BAY DR # 1711	33131	1968	REO	2	1/2/0	990	84,500	85	32	1.60	43	-16%		
18	H885689	BRIDGEWATER CONDO THE	1881 79 CA # 406	33141	2006	SSL	4	1/2/0	1,274	175,000	137	19	1.45	13	-15%		
19	M1484673	IMPERIAL AT BRICKELL CONDO	1627 BRICKELL AV # 2302	33129	1983	SSL	6	2/2/0	1,316	255,000	194	13	1.60	9	-15%		
20	M1486903	SOUTH BEACH BAYSIDE CONDO II DESC	3025 INDIAN CREEK DR # 207	33140	1935	SSL	0	1/1/0	520	80,000	154	3	2.64	4	-15%		
21	M1486677	BAY COURT CONDO	6905 E BAY DR # 13	33141	1932	MKT	0	1/1/0	603	49,600	82	3	1.48	1	-14%		
22	M1486795	LA PLAYA DE VARADERO IV	18801 COLLINS AV # 457-4	33160	1965	SSL	0	0/1/0	300	70,000	233	4	3.28	8	-14%		
23	M1486238	METROPOLITAN CONDO THE	2475 BRICKELL AV # 1509	33129	2001	REO	2	1/1/0	895	217,800	243	28	1.84	11	-14%		
24	M1486291	GREEN DIAMOND CONDO	4775 COLLINS AV # 3301*	33140	2000	MKT	2	3/3/1	5,520	2,700,000	489	28	2.09	10	-14%		
25	M1485794	MAISON GRANDE CONDO	6039 COLLINS AV # 1031	33140	1971	REO	2	1/2/0	1,290	160,000	124	31	1.19	22	-13%		
26	M1485957	EMERALD AT BRICKELL CONDO THE	218 SE 14 ST # 1604	33131	2006	REO	2	1/1/0	820	154,900	189	29	1.85	13	-13%		
27	M1485533	CARRIAGE CLUB NORTH CONDO THE	5005 COLLINS AV # 316-H	33140	1964	REO	5	2/1/1	938	169,000	180	20	1.63	6	-13%		
28	M1486381	FOURTH GULFSTREAM GARDENS APTS CONDO	410 SE 2ND ST # 403	33009	1972	MKT	1	2/1/0	850	72,000	85	0		1	-13%		
29	M1485332	HEMISPHERES CONDO	1980 S OCEAN DR # 6L	33009	1973	REO	5	1/1/0	870	129,000	148	0		21	-12%		
30	M1486732	FLAMINGO SOUTH BEACH I CONDO	1500 BAY RD # 758S	33139	1960	REO	0	1/1/0	788	170,000	216	99	2.33	45	-11%		
31	M1485893	VENTURE AT AVENTURA WEST CONDO	2775 NE 187 ST # 214	33180	2005	SSL	2	3/2/0	1,367	190,000	139	36	1.43	20	-11%		
32	M1486614	CONTINUUM ON SOUTH BEACH CONDO	100 S POINTE DR # 1603	33139	2002	MKT	0	1/1/0	1,365	1,100,000	806	39	4.36	26	-10%		
33	M1484803	COLLINS TOWERS CONDO	720 COLLINS AV # 507	33139	1972	MKT	6	1/1/0	700	205,000	293	4	1.69	2	-10%		
34	M1485703	SAILBOAT CAY CONDO	13499 BISCAYNE BL # 1509	33181	1973	REO	5	2/2/0	1,050	45,000	43	20	1.17	12	-9%		
35	M1484754	CARRIAGE CLUB SOUTH CONDO THE	5001 COLLINS AV # 16F	33140	1967	REO	6	1/2/0	1,225	294,900	241	3	1.65	1	-8%		
36	M1485214	2201 COLLINS AVE CONDO	2201 COLLINS AV # 1113	33139	2009	MKT	5	1/1/0	574	695,000	1211	0		18	-8%		
37	M1486181	SKYLINE ON BRICKELL CONDO	2101 BRICKELL AV # 711	33129	2004	SSL	1	1/1/0	791	200,000	253	59	1.84	22	-7%		

DOM: Days on Market BELOW MARKET: % Under Market Average TERM INVESTMENT: Attractiveness for Buy & Rent MKT: Market Sale REO: Bank Sale SSL: Short Sale

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RENT

MLS#	SUBDIVISION NAME	PROPERTY ADDRESS	ZIP	BUILT	SALE	DOM	ROOMS	AREA	ASKING PRICE		RENTALS		SALES	BELOW	CASH	
									\$	\$/SqFt	#	\$/SqFt	#	MARKET%	FLOW	
1	M1486829	5838 CONDO	5838 COLLINS AV # 14B	33140	1970	MKT	0	2/2/0	1,208	285,000	236	37	4.35	5	11%	
2	M1485659	BRAVURA CONDO	3101 N COUNTRY CLUB DR # 108	33180	1972	SSL	2	2/2/0	1,083	110,000	102	1	2.09	4	4%	
3	M1485703	SAILBOAT CAY CONDO	13499 BISCAYNE BL # 1509	33181	1973	REO	5	2/2/0	1,050	45,000	43	20	1.17	12	-9%	
4	M1485060	SOLE CONDO	17315 COLLINS AVE # 904	33160	2007	MKT	5	2/2/0	1,100	409,000	372	3	5.66	5	4%	
5	M1485078	SOLE CONDO	17315 COLLINS AVE # 1004	33160	2007	MKT	5	2/2/0	1,100	410,000	373	3	5.66	5	4%	
6	M1485091	SOLE CONDO	17315 COLLINS AVE # 1103	33160	2007	MKT	5	2/2/2	1,100	411,000	374	3	5.66	5	4%	
7	M1486903	SOUTH BEACH BAYSIDE CONDO II DESC	3025 INDIAN CREEK DR # 207	33140	1935	SSL	0	1/1/0	520	80,000	154	3	2.64	4	-15%	
8	M1484741	SOLE CONDO	17315 COLLINS # 1108	33160	2007	MKT	6	1/1/0	708	276,000	390	3	5.66	5	9%	
9	M1484898	SOLE CONDO	17315 COLLINS AVE # 1108	33160	2007	MKT	6	1/1/0	708	276,000	390	3	5.66	5	9%	
10	M1485153	SOLE CONDO	17315 COLLINS # 606	33160	2007	MKT	5	2/2/0	1,000	390,000	390	3	5.66	5	9%	
11	M1486832	FLAMINGO SOUTH BEACH I CONDO	1500 BAY RD # 2785	33139	1960	REO	0	1/1/0	953	129,000	135	99	2.33	45	-44%	
12	M1485777	FOUR AMBASSADORS CONDO THE	999 BRICKELL BAY DR # 1711	33131	1968	REO	2	1/2/0	990	84,500	85	32	1.60	43	-16%	
13	M1486795	LA PLAYA DE VARADERO IV	18801 COLLINS AV # 457-4	33160	1965	SSL	0	0/1/0	300	70,000	233	4	3.28	8	-14%	
14	M1486677	BAY COURT CONDO	6905 E BAY DR # 13	33141	1932	MKT	0	1/1/0	603	49,600	82	3	1.48	1	-14%	
15	M1486388	SETAI RESORT & RESIDENCES CONDO	101 20 ST # 1805	33139	2004	SSL	1	1/1/1	821	850,000	1,035	32	11.57	17	-23%	
16	M1485130	SOLE CONDO	17315 COLLINS AVE # 2402	33160	2007	MKT	5	2/2/1	1,400	685,000	489	3	5.66	5	36%	
17	M1486433	STRATFORD HOUSE CONDO	2841 NE MIAMI BEACH BL # 306	33160	1969	REO	1	1/1/0	790	47,500	60	10	1.15	5	-19%	
18	M1485396	TREASURE ON THE BAY III	1900 S TREASURE DR # 2M	33141	1966	REO	6	1/1/0	925	67,000	72	2	1.26	2	-35%	
19	F1097748	FLAMINGO SOUTH BEACH I CONDO	1500 BAY RD # 3705	33139	1960	SSL	3	2/2/0	1,121	215,000	192	99	2.33	45	-21%	
20	M1485392	FOUR AMBASSADORS CONDO THE	905 BRICKELL BAY DR # 1830	33131	1968	REO	5	2/2/0	990	116,600	118	32	1.60	43	16%	
21	M1485097	PLAZA OF THE AMERICAS CONDO	17021 N BAY RD # 601	33160	1979	REO	6	2/2/0	1,230	94,900	77	17	1.22	23	-26%	
22	M1485741	ROLLING GREEN CONDO	1201 NE 191 ST # G203	33179	1970	SSL	2	1/1/1	898	39,900	44	1	0.95	1	14%	
23	M1486732	FLAMINGO SOUTH BEACH I CONDO	1500 BAY RD # 758S	33139	1960	REO	0	1/1/0	788	170,000	216	99	2.33	45	-11%	
24	M1485656	VISTA DEL MAR CONDO	1971 BAY DR # 3	33141	1938	SSL	2	1/1/0	827	53,500	65	7	1.09	3	5%	
25	M1486191	ENSENADA CONDO	3475 N COUNTRY CLUB DR # 706	33180	1971	REO	1	2/2/0	944	89,900	95	15	1.24	11	-6%	
26	M1484695	ARLEN HOUSE WEST CONDO	500 BAYVIEW DR # 1030	33160	1969	SSL	6	2/2/0	1,120	150,000	134	32	1.49	13	-18%	
27	M1486938	900 EUCLID AVE CONDO	900 EUCLID AV # 7	33139	1965	SSL	0	0/1/0	384	77,000	201	1	1.94	2	19%	
28	M1485957	EMERALD AT BRICKELL CONDO THE	218 SE 14 ST # 1604	33131	2006	REO	2	1/1/0	820	154,900	189	29	1.85	13	-13%	
29	M1485058	BONAVISTA CONDO	3375 N COUNTRY CLUB DR # 1208	33180	1973	REO	6	1/1/0	913	77,500	85	7	1.14	8	-23%	
30	M1485822	DEL PRADO CONDO	18031 BISCAYNE BL # 301-3	33160	1971	REO	5	2/2/0	1,565	86,900	56	45	0.95	14	-40%	
31	M1486768	OCEAN FOUR CONDO	17201 COLLINS AV # 1405	33160	2006	REO	0	2/2/0	1,583	554,400	350	38	2.83	21	-7%	
32	M1486249	FOUR AMBASSADORS CONDO THE	999 BRICKELL BAY DR # 604	33131	1968	MKT	1	2/2/0	990	159,000	161	32	1.60	43	58%	
33	H885689	BRIDGEWATER CONDO THE	1881 79 CA # 406	33141	2006	SSL	4	1/2/0	1,274	175,000	137	19	1.45	13	-15%	
34	M1485893	VENTURE AT AVENTURA WEST CONDO	2775 NE 187 ST # 214	33180	2005	SSL	2	3/2/0	1,367	190,000	139	36	1.43	20	-11%	
35	M1485955	HAMPTON ON WASHINGTON AVE CONDO	710 WASHINGTON AV # 303	33139	1976	MKT	2	0/1/0	400	99,000	248	13	2.07	6	26%	
36	M1486703	FOUR AMBASSADORS CONDO THE	801 BRICKELL BAY DR # 569	33131	1968	SSL	0	0/1/0	580	100,000	172	32	1.60	43	70%	
37	M1485500	TIDES ON HOLLYWOOD BEACH CONDO	3801 S OCEAN DR # 1D	33019	2004	SSL	4	1/1/0	874	128,699	147	116	1.44	119	-5%	

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