



PROPERTY REPORT

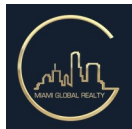
21200 NE 38th Ave, Apt 2204, Aventura, FL 33180



Presented by

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Florida Real Estate License: 3074798



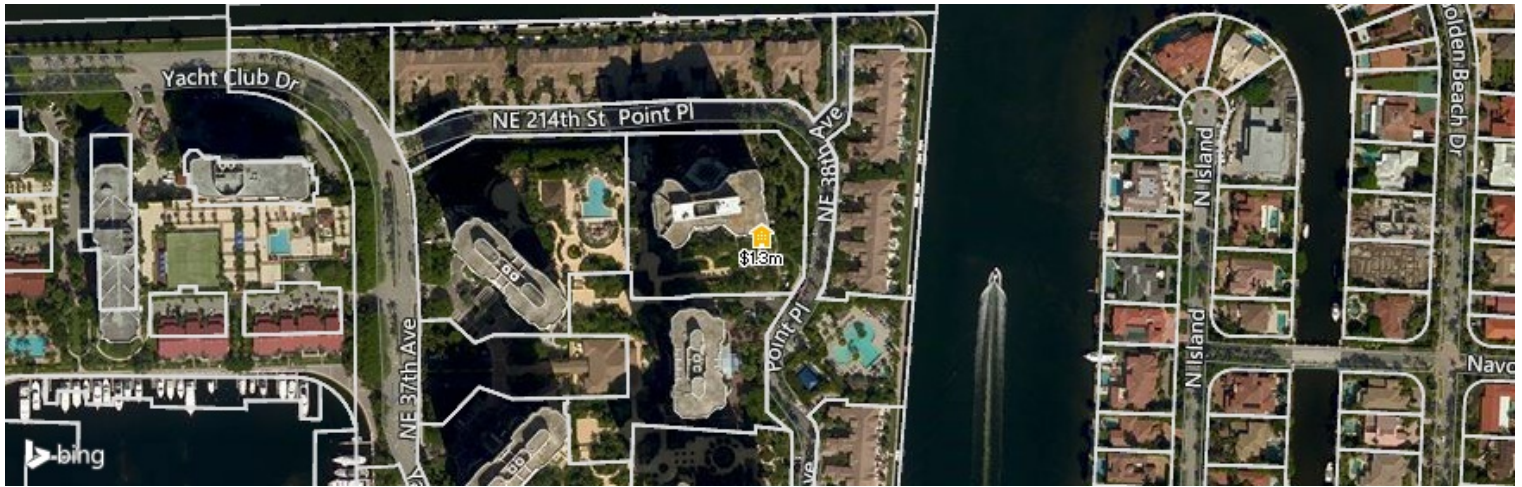
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Miami Global Realty
1680 NE 125th Street
N. Miami, FL 33181



21200 NE 38th Ave, Apt 2204, Aventura, FL 33180



Legend: 🏠 Subject Property

FOR SALE

• Active-Available: 1/2/2017

List Price

\$1,290,000

List Date: 1/2/2017

Days in RPR: 119

Current Estimated Value

\$1,312,690

Last RVM® Update: 4/11/2017

RVM® Est. Range: \$1,247,056 – \$1,378,324

RVM® Confidence: ★★★★★

⬆️ RVM® Change - Last 1 Month: \$5,480

⬇️ RVM® Change - Last 12 Months: -8.58%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Home Facts

Public Remarks

Y/Beautiful condo in The Point of Aventura , an exquisite retreat with wonderful views of intracoastal and ocean, luxury amenities.A must see!

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	-
Property Subtype	Condominium	Condo	-
Bedrooms	2	3	-
Total Baths	3	4	-
Full Baths	3	3	-
Partial Baths	-	1	-
Living Area (sq ft)	3,173	3,173	-
Garage (spaces)	-	1	-
Year Built	2004	2004	-
Heating	-	Central Heat	-
Cooling	-	Central Cooling	-
Construction	-	Cbs Construction	-

Homeowner Facts

Owner Name (Public)	F & A Shipping Llc
Mailing Address	21200 Ne 38Th Ave APT 2204 Aventura FL 33180-3785
Vesting	Company/Corporation



Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Cooling	Central Cooling
Floor	Marble Flooring
Heating	Central Heat
Pet	Maximum 20 Lbs

Exterior Features

Construction	Cbs Construction
Security	Doorman, Elevator Secure, Guard At Site
Water Access	Dock Available
Parking	1 Assigned Space
View	Intercoastal, Ocean View

Location Details

Zoning	4000:MULTI-FAM,63-100 U/A
Area Description	12
Walkability Score (out of 5)	Overall: 1.8 Amenity: 1.8 Leisure: 1.9

Other Details

Effective Year Built	2004
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Homeowners Association Info

Payments per Year	12
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Property Photos





Property Report

21200 NE 38th Ave, Apt 2204, Aventura, FL 33180





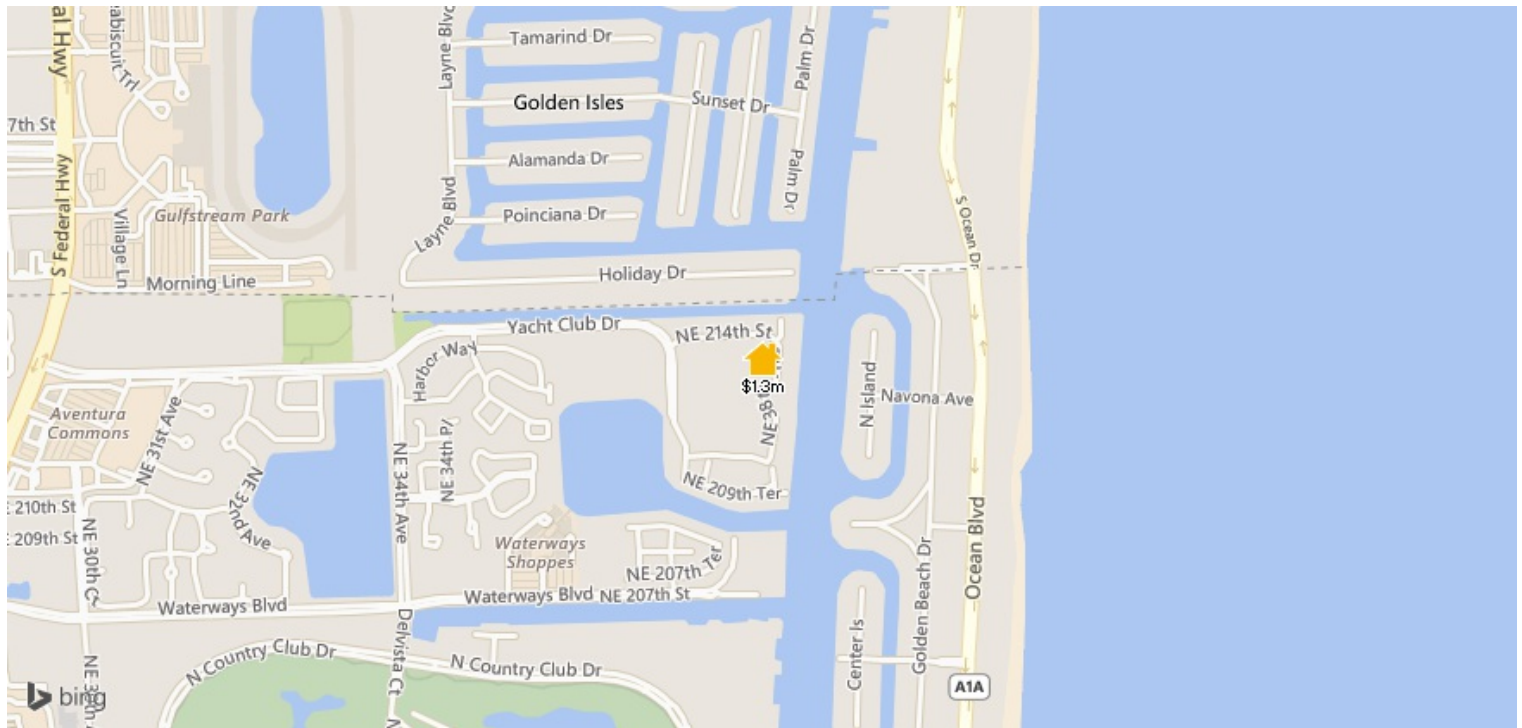
Historical Photos





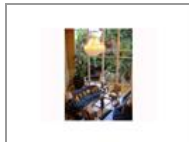


Comps and Adjustments



LEGEND: Subject Property Pending Active Distressed Recent Sale Off Market

This Property



FOR SALE

21200 NE 38th Ave, Apt 2204
Aventura, FL 33180

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
—	119 days	1/2/2017	\$1,290,000	\$407	3,173 sq ft	—	3	4	2004
		List Date	List Price						

No comps have been selected for this property.



Property History

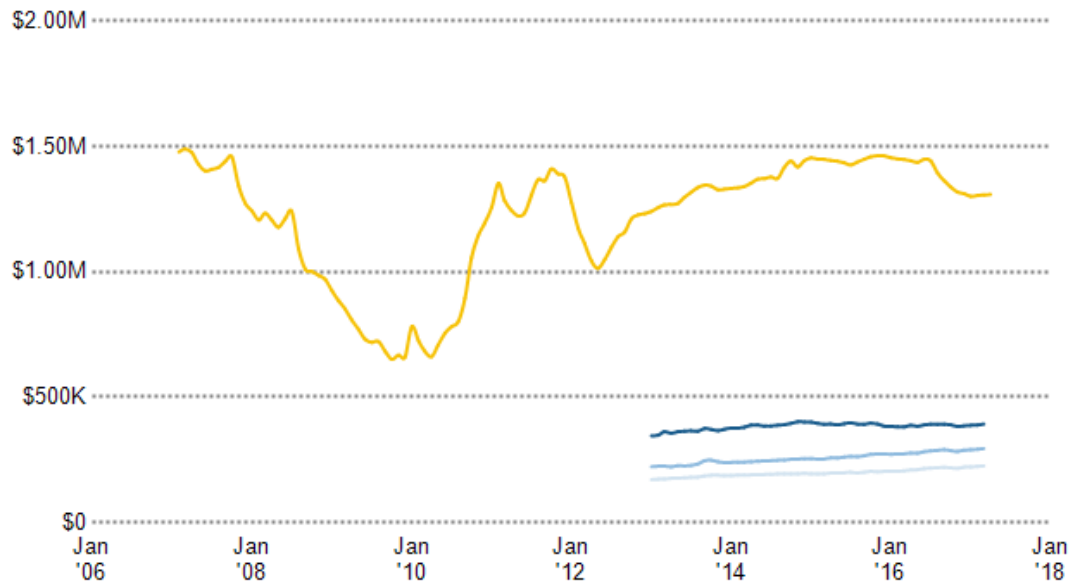
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

■ This House
■ 33180
■ Miami-Dade County
■ Florida



Sales History

Sales Date	Sales Amount	Price per sq. ft.
12/2/2005	\$1,250,000	\$394
5/17/2005	\$1,000,000	\$315

Assessed Values

Date	Improvements	Land	Total	Tax
2016	—	—	\$1,079,884	\$19,103
2015	—	—	\$1,116,418	\$20,312
2014	—	—	\$1,014,926	\$18,727
2013	—	—	\$922,660	\$16,985
2012	—	—	\$878,720	\$16,090
2011	—	—	\$828,696	\$16,458
2010	—	—	\$753,360	—
2009	—	—	\$751,260	—
2008	—	—	\$1,124,090	—
2007	—	—	\$1,124,090	—

Legal Description

Parcel Number: 28-1235-087-1050	Zoning: 4000:MULTI-FAM,63-100 U/A	Census Tract: 120860001.334001	Abbreviated Description: DIST:28 ATLANTIC I AT THE POINT CONDO UNIT 2204 UNDIV 0.717105903% INT IN COMMON ELEMENTS OFF REC 22219-4472 COC 24011- 1734 11 2005 1	City/Municipality/Township: Aventura, FL 33180
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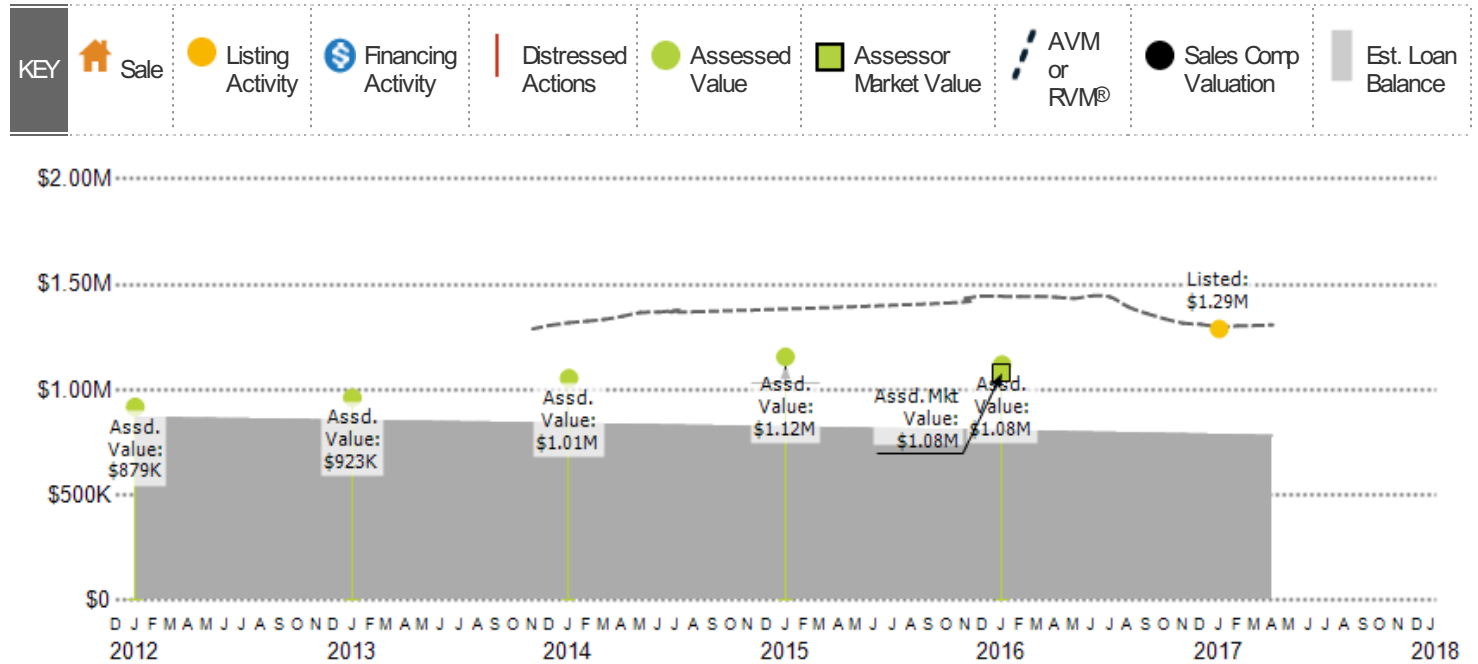
Deed Records

Recording Date	12/2/2005
Document Type	Warranty Deed
Sales Price	\$1,250,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	F & A SHIPPING LLC
Buyer ID	Company
Seller Name	BERNARD PEISON, KAREN PEISON
Seller ID	Trustee
Document #	2005R1248259
City Transfer Tax	—
County Transfer Tax	—
Total Transfer Tax	\$7,500
Book #	24011
Page #	1734
Contract Date	11/28/2005
Inter-family Transfer	—



Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

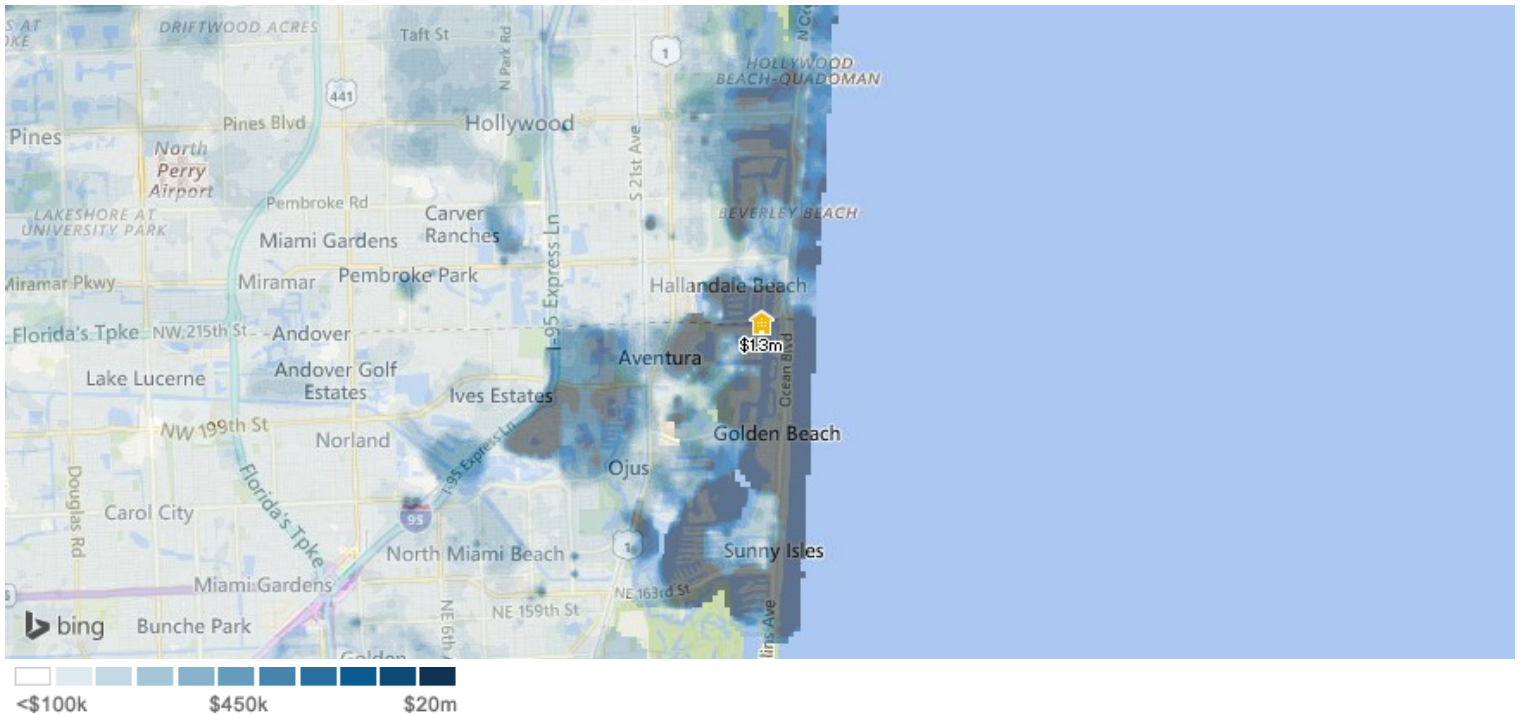
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Price Change History

Change Date	Description	New List Price	% Change
1/2/2017	—	\$1,290,000	—

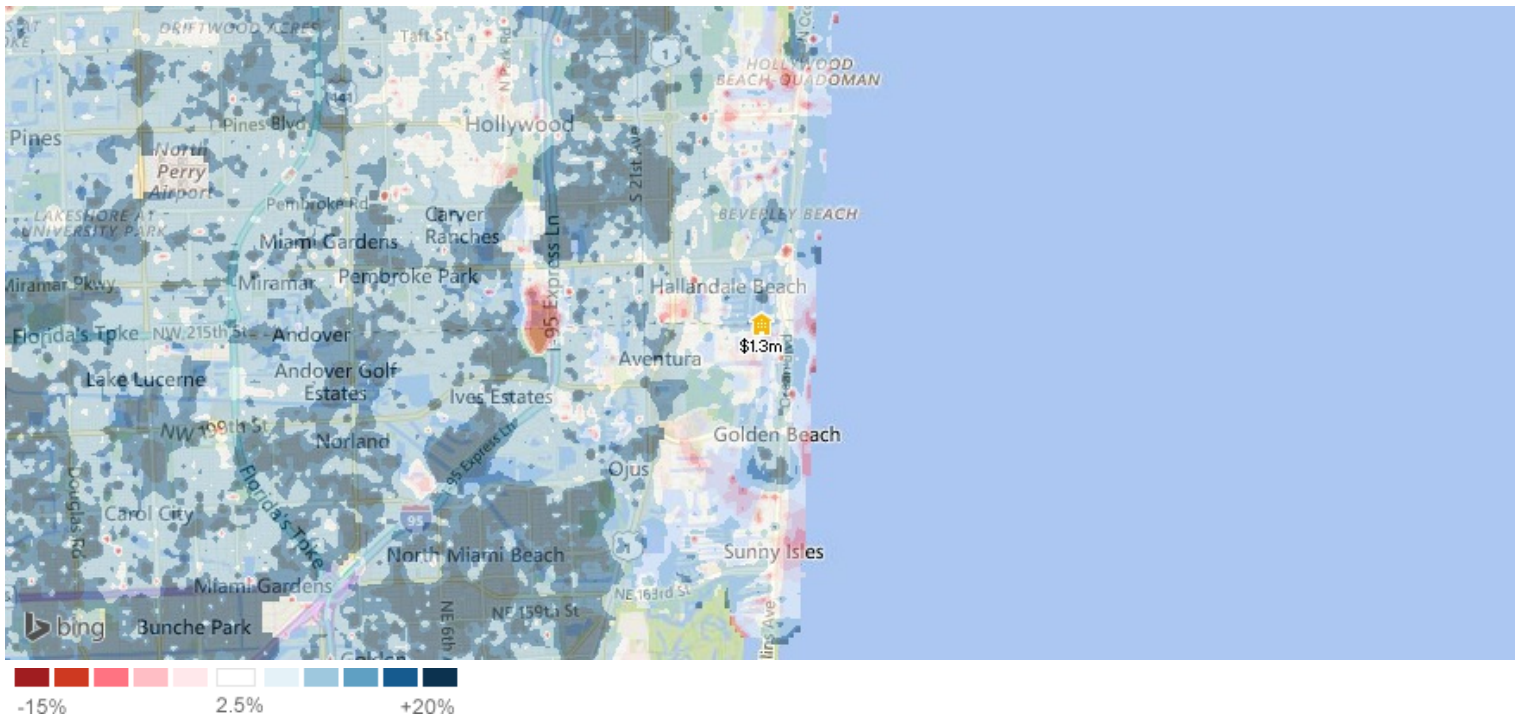


Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMS® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

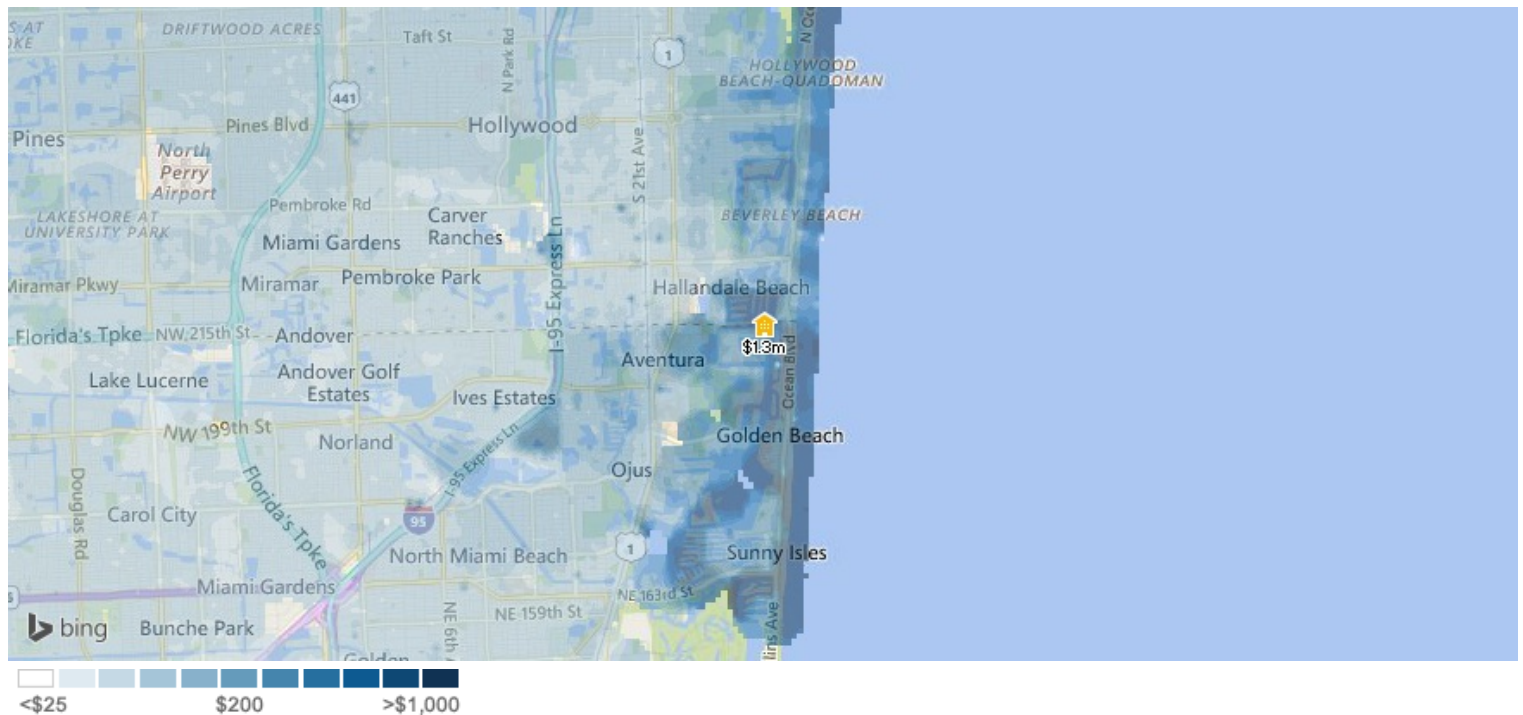
12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMS® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.



Estimated Value per Square Foot

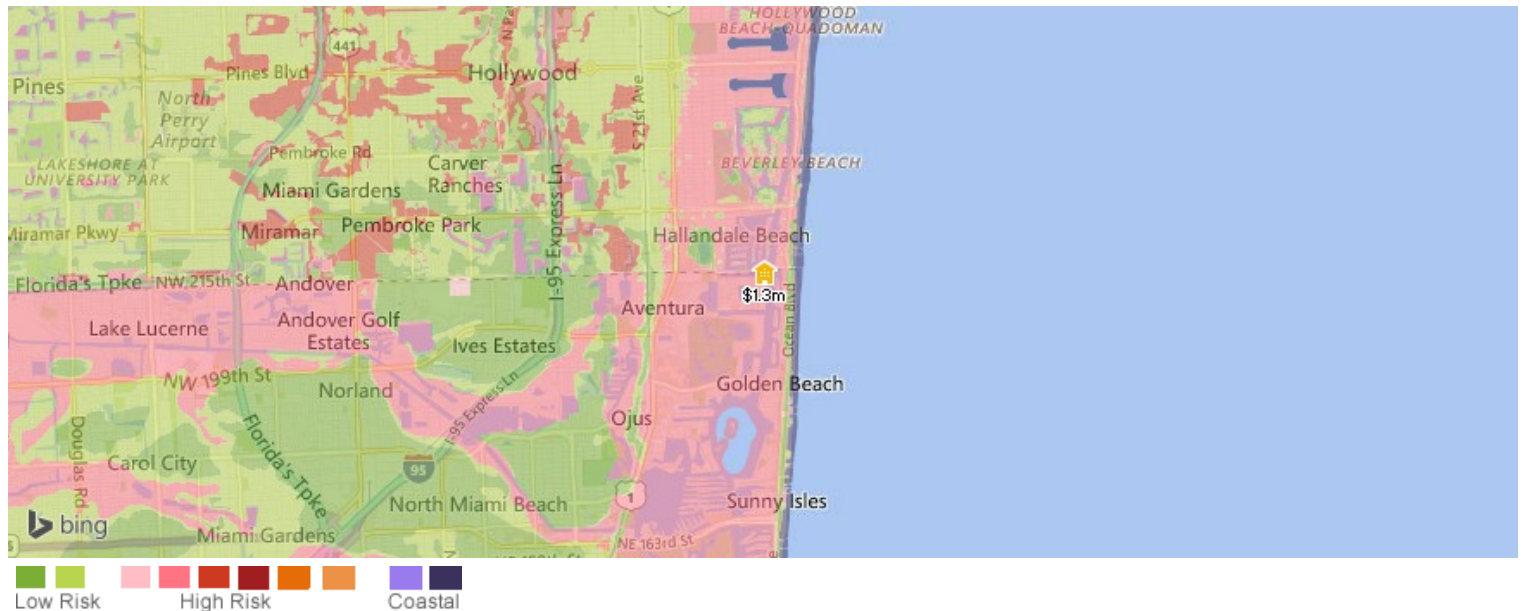


This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: AE, High Risk

The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.



Neighborhood: Housing Stats and Charts

	33180	Miami	Miami-Dade County	Florida	USA
Median Estimated Home Value	\$394K	\$306K	\$296K	\$227K	\$226K
Estimated Home Value 12-Month Change	+3.2%	+9.3%	+7.7%	+9.5%	—
Median List Price	\$311K	\$255K	\$250K	\$240K	\$95K
List Price 1-Month Change	-3.8%	-5.5%	-5%	—	+6.7%
List Price 12-Month Change	-13.4%	-11.8%	-12.3%	+6.6%	+5.7%
Median Home Age	28	40	39	33	45
Own	68%	31%	54%	65%	64%
Rent	32%	69%	46%	35%	36%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$395M	\$7.82B	\$102B
% Change in Permits for All Buildings	—	—	+64%	+13%	+2%
% Change in \$ Value for All Buildings	—	—	+57%	+15%	+7%

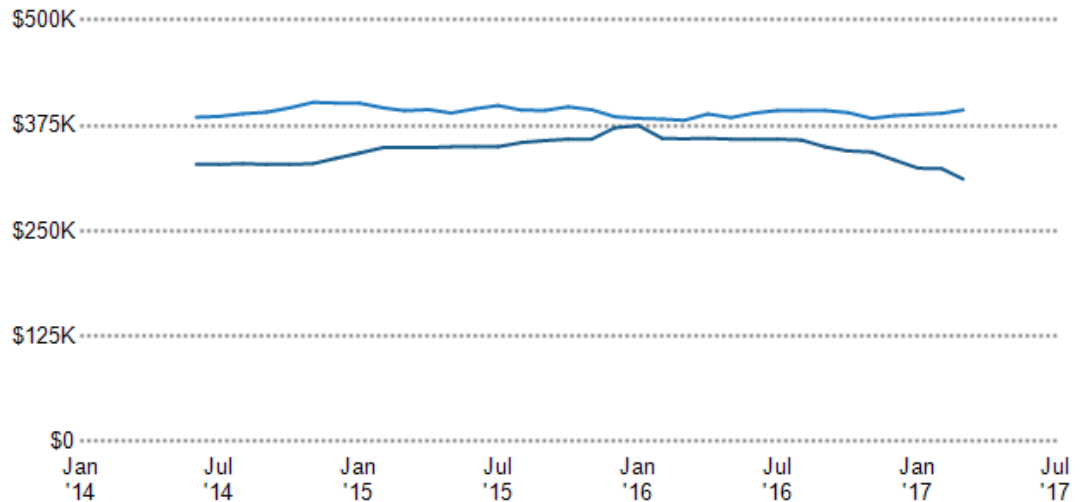
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price





Median Sales Price vs. Sales Volume

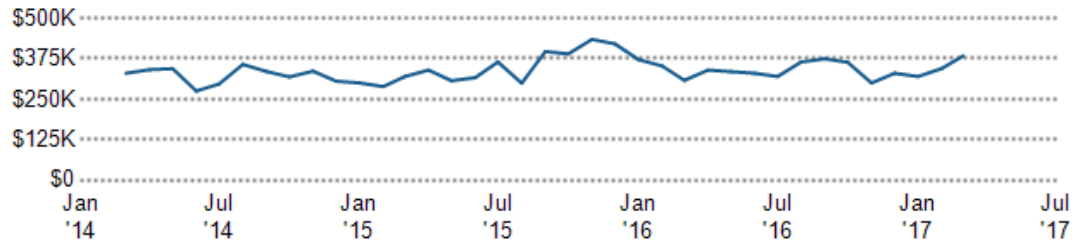
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

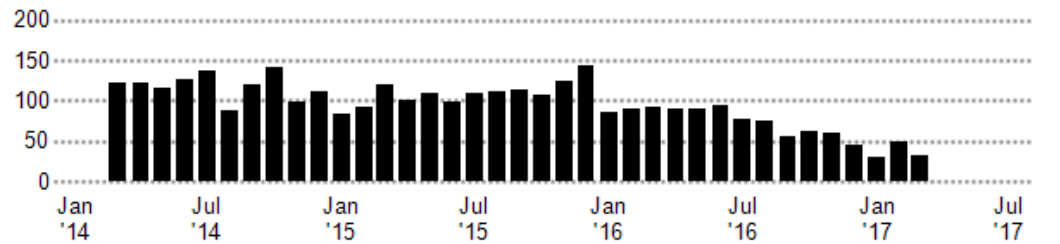
Update Frequency: Monthly

■ Median Sales Price
■ Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

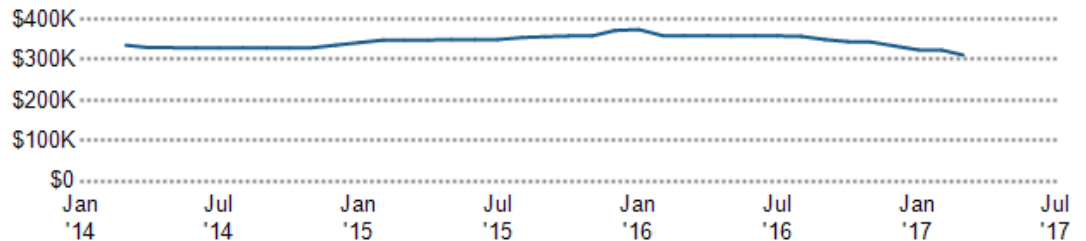
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

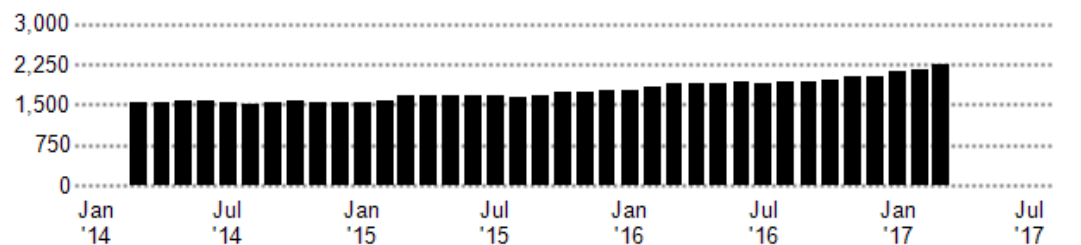
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by Property Type

Single Family Residence 205

Condo/Townhouse/Apt 1346

Multifamily/Multiplex 2

Lot/Land 14

Coop 9



Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

Inventory of Distressed Listings



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House
Comps

This House

3,173 sq. ft. \$1,312,690

Comps

> 2,400 sq. ft. \$1,298,602

2,200 - 2,400 sq. ft. \$1,150,000

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House
Comps

This House

\$438K 1

Comps

> \$120K 14



Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
■ Comps

This House

\$413 1

Comps

> \$195 14

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

\$1.3M 1

Comps

> \$350K 14

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

13 yrs 1

Comps

15 - 20 yrs 4

10 - 15 yrs 10

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area

> 2000 sq. ft. 46

1800 - 2000 sq. ft. 24

1600 - 1800 sq. ft. 29

1400 - 1600 sq. ft. 37

1200 - 1400 sq. ft. 48

1000 - 1200 sq. ft. 77

800 - 1000 sq. ft. 29

< 800 sq. ft. 15



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



■ Sales Count by Bedroom



Neighborhood: People Stats and Charts

	33180	Miami	Miami-Dade County	Florida	USA
Population	32.6K	425K	2.64M	19.6M	317M
Population Density per Sq Mi	9.87K	11.8K	1.39K	366	—
Population Change since 2010	+6.2%	+9.1%	+4.2%	+4.3%	+2.4%
Median Age	46	39	39	41	38
Male / Female Ratio	48%	50%	49%	49%	49%
High School Graduate	18%	30%	28%	29%	28%
2-Year Degree	26%	19%	25%	30%	29%
Bachelor Degree	30%	15%	17%	18%	19%
Post-graduate Degree	21%	9%	10%	10%	11%

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

33180



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

33180



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

33180





Property Report

21200 NE 38th Ave, Apt 2204, Aventura, FL 33180

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

33180



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually





Neighborhood: Economic Stats and Charts

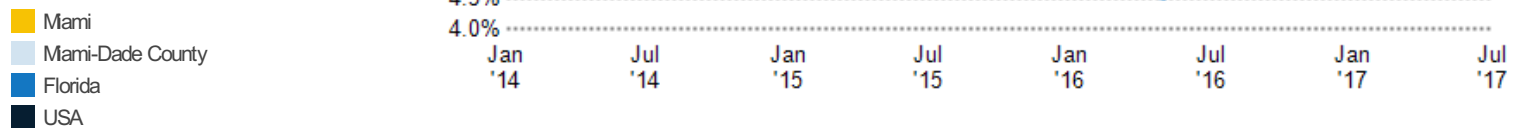
	33180	Miami	Miami-Dade County	Florida	USA
Income Per Capita	\$45,666	\$22,493	\$23,850	\$26,829	\$28,930
Median Household Income	\$66,646	\$31,051	\$43,129	\$47,507	\$53,889
Unemployment Rate	—	5.1%	5.1%	4.7%	4.7%
Unemployment Number	—	11.3K	69.4K	473K	7.53M
Employment Number	—	209K	1.29M	9.57M	153M
Labor Force Number	—	220K	1.36M	10M	160M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

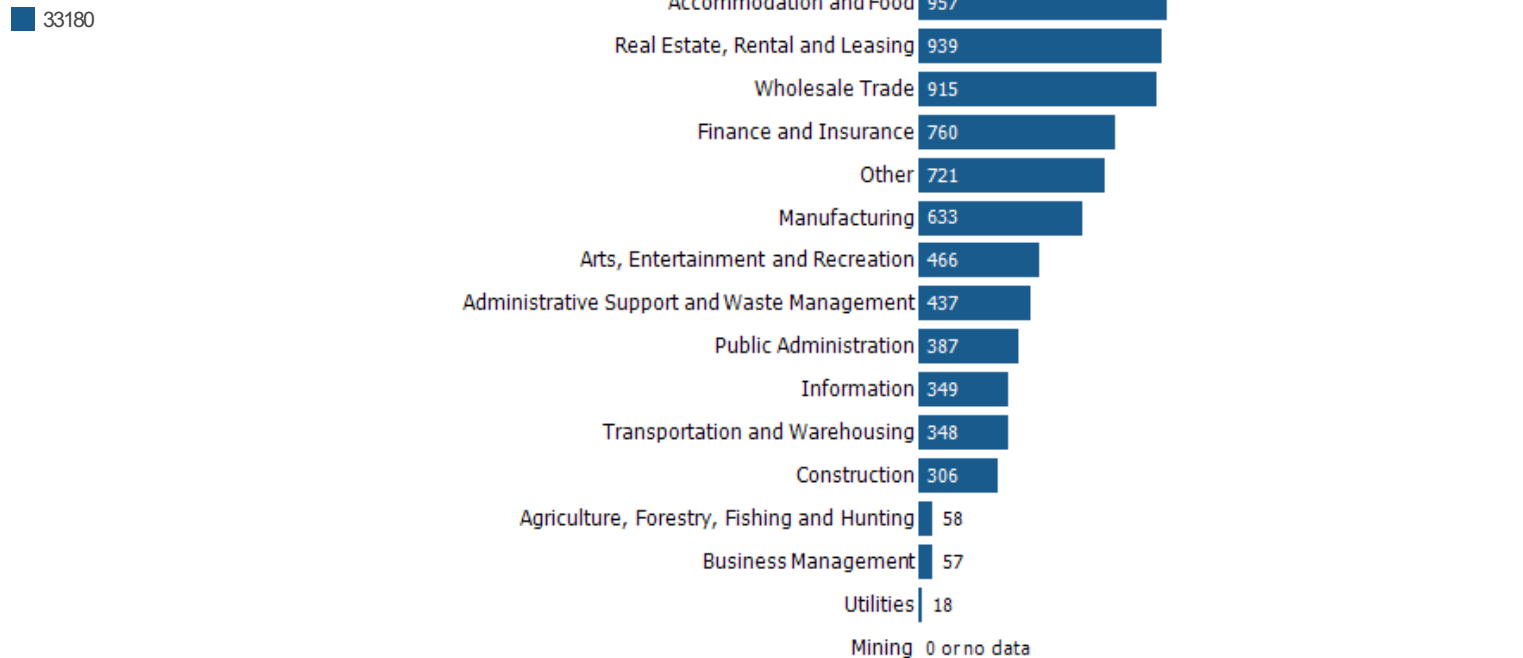


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually





Neighborhood: Quality of Life Stats and Charts

Quality of Life in 33180

	33180	Miami	Miami-Dade County	Florida	USA
Elevation (in feet)	7	6	5	58	—
Annual Rainfall (in inches)	60	59.99	59.82	56.39	—
Annual Snowfall (in inches)	0	0	0	0.06	—
Days of Full Sun (per year)	83	79	83	98	—
Travel Time to Work (in minutes)	—	27	30	26	26
Water Quality - Health Violations	—	—	0.01	—	—
Water Quality - Monitoring and Report Violations	—	—	9.46	—	—
Superfund Sites	0	1	15	89	2,315
Brownfield Sites	No	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 33180

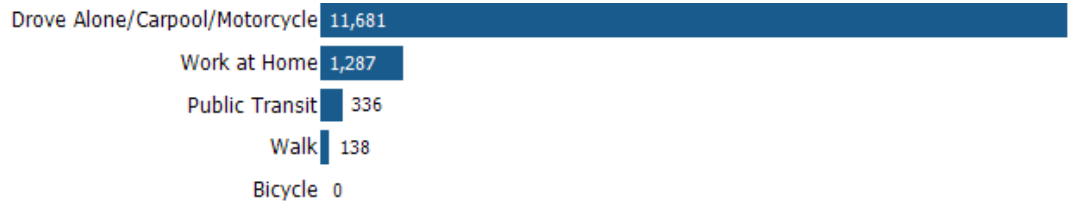


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

