

PROPERTY REPORT

5445 Collins Ave, Apt 627, Miami Beach, FL 33140



Presented by

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Fabrice Group

5445 Collins Ave CU4A

Miami Beach, FL 33140

5445 Collins Ave, Apt 627, Miami Beach, FL 33140



Legend: Subject Property

■ Off Market • Sold Date: 12/18/2009, Public Record

Current Estimated Value

\$496,420

Last RVM® Update: 5/4/2024

RVM® Est. Range: \$437K – \$556K

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$22,830

↑ RVM® Change - Last 12 Months: 15.94%

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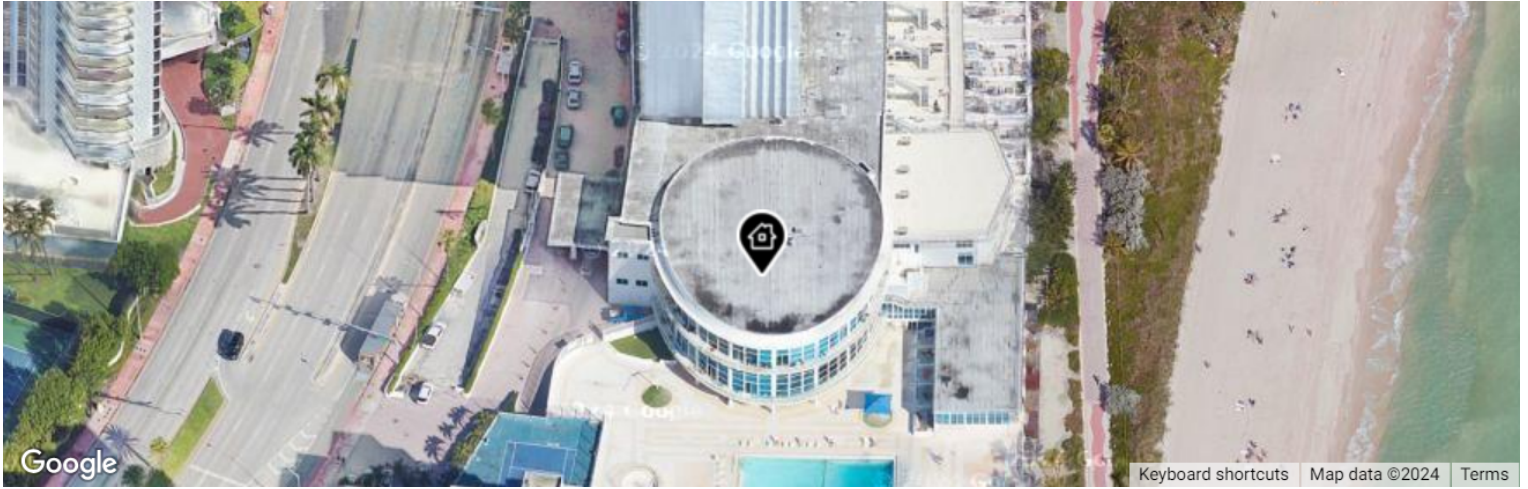
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Condo/Townhouse/Apt.	-	-
Property Subtype	Condominium Unit (Residential)	-	-
Bedrooms	-	-	-
Total Baths	1	-	-
Full Baths	1	-	-
Partial Baths	-	-	-
Living Area (sq ft)	400	-	-
Building Area (sq ft)	400	-	-
Lot Size	-	-	-
Garage (spaces)	0	-	-
Year Built	1966	-	-
Number of Units	0	-	-

Homeowner Facts

Owner Name (Public)	Top Location 2000 Inc
Mailing Address	5445 Collins Ave APT 627 Miami Beach FL 33140-2526
Vesting	Company/Corporation

Extended Home Facts



Legend: Subject Property

Interior Details

Adjusted Area 400 sq ft
Total Area 400 sq ft

Exterior Details

Neighborhood Code 100

Location Details

Zoning 4100:MULTI-FAMILY,101+U/A

Schools (based on location)

Elementary School North Beach Elementary School
Middle School Nautilus Middle School
High School Miami Beach Senior High School
School District Miami-Dade County School District

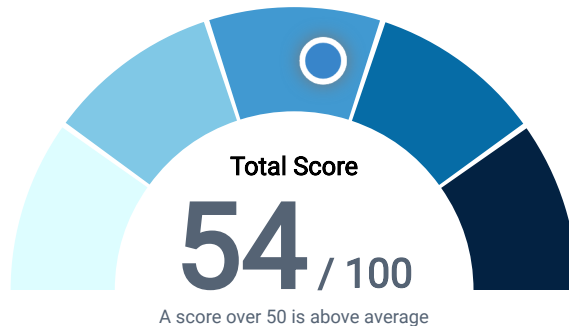
AARP Livability™ Index for 33140

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

0-19 20-39 40-59 60-79 80-100



Housing	48
Affordability & Access	
Neighborhood	57
Access to Life, Work & Play	
Transportation	68
Safe & Convenient Options	
Environment	48
Clean Air & Water	
Health	59
Prevention, Access & Quality	
Engagement	61
Civic & Social Involvement	
Opportunity	36
Inclusion & Possibilities	

Historical Photos



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kitchen (refrigerator has a small freezer inside)

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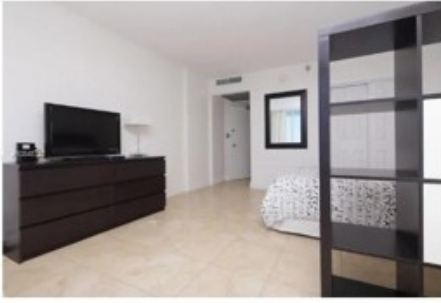
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our beach access

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view from the balcony in the morning

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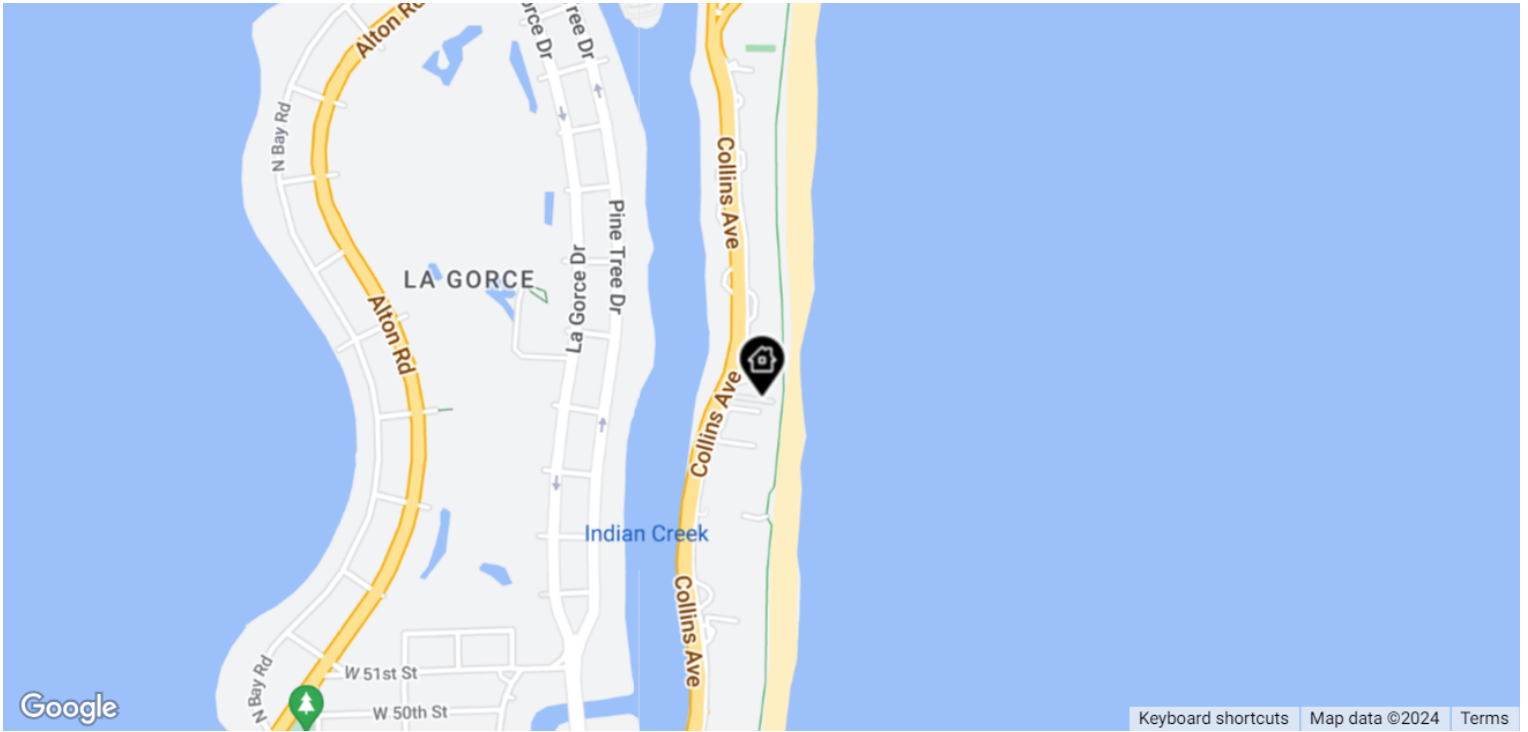
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our lobby

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Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property



Closed

5445 Collins Ave, Apt 627
Miami Beach, FL 33140

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$1,241	400 sq ft	-	-	1	1966

No comps have been selected for this property.

Property History

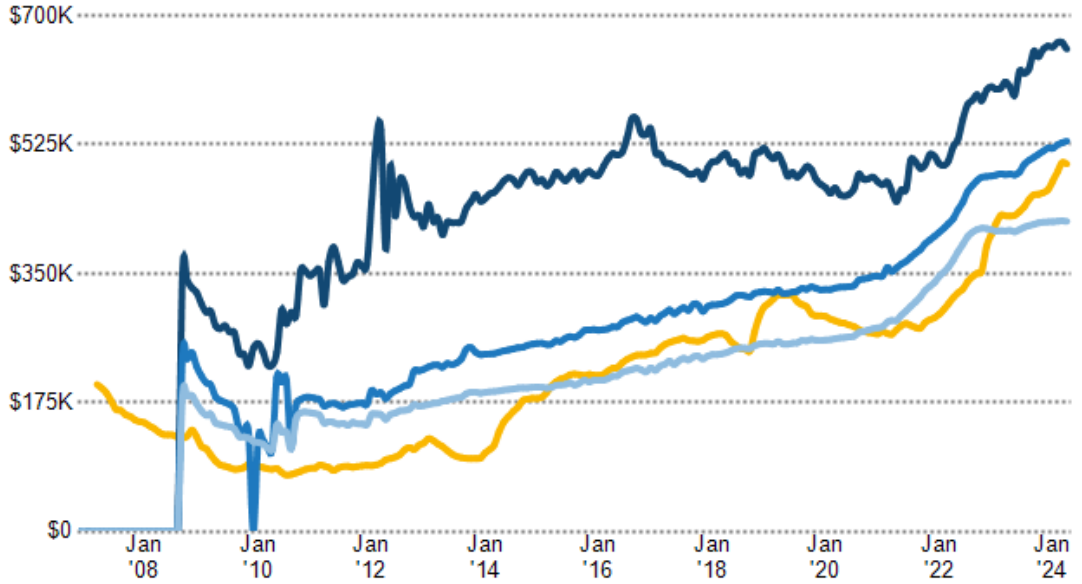
Median Estimated Home Value

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

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Miami Beach
- Miami-Dade County
- Florida



Sales History

Sales Date	Sales Amount	Price per sq. ft.
12/18/2009	\$82,500	\$206

Assessed Values

Date	Improvements	Land	Total	Tax
2023	-	-	\$282,190	\$4,994
2022	-	-	\$231,300	\$4,346
2021	-	-	\$231,300	\$4,466
2020	-	-	\$231,300	\$4,478
2019	-	-	\$214,200	\$4,151
2018	-	-	\$204,000	\$4,151
2017	-	-	\$97,256	\$2,275
2016	-	-	\$88,415	\$2,462
2015	-	-	\$80,378	\$2,029
2014	-	-	\$73,071	\$1,900
2013	-	-	\$66,429	\$1,729
2012	-	-	\$60,390	\$1,236
2011	-	-	\$60,390	\$1,250
2010	-	-	\$60,390	-
2009	-	-	\$86,270	-
2008	-	-	\$86,270	-
2007	-	-	\$44,240	-

Legal Description

APN	02-3214-021-3280
Zoning	4100:MULTI-FAMILY,101+U/A
Census Tract	120860039.221001
Abbreviated Description	DIST:02 CITY/MUNI/TWP:MIAMI BEACH SUBD:CASTLE BEACH CLUB CONDO DESC SEC/TWN/RNG/MER:SEC 14 TWN 53S RNG 42E CASTLE BEACH CLUB CONDO UNIT 627 UNDIV 0.001541% INT IN COMMON ELEMENTS OFF REC 15285-1869 OR 15576-5652 0692 1
City/Municipality/Township	Miami Beach, FL 33140



Property Report

5445 Collins Ave, Apt 627, Miami Beach, FL 33140

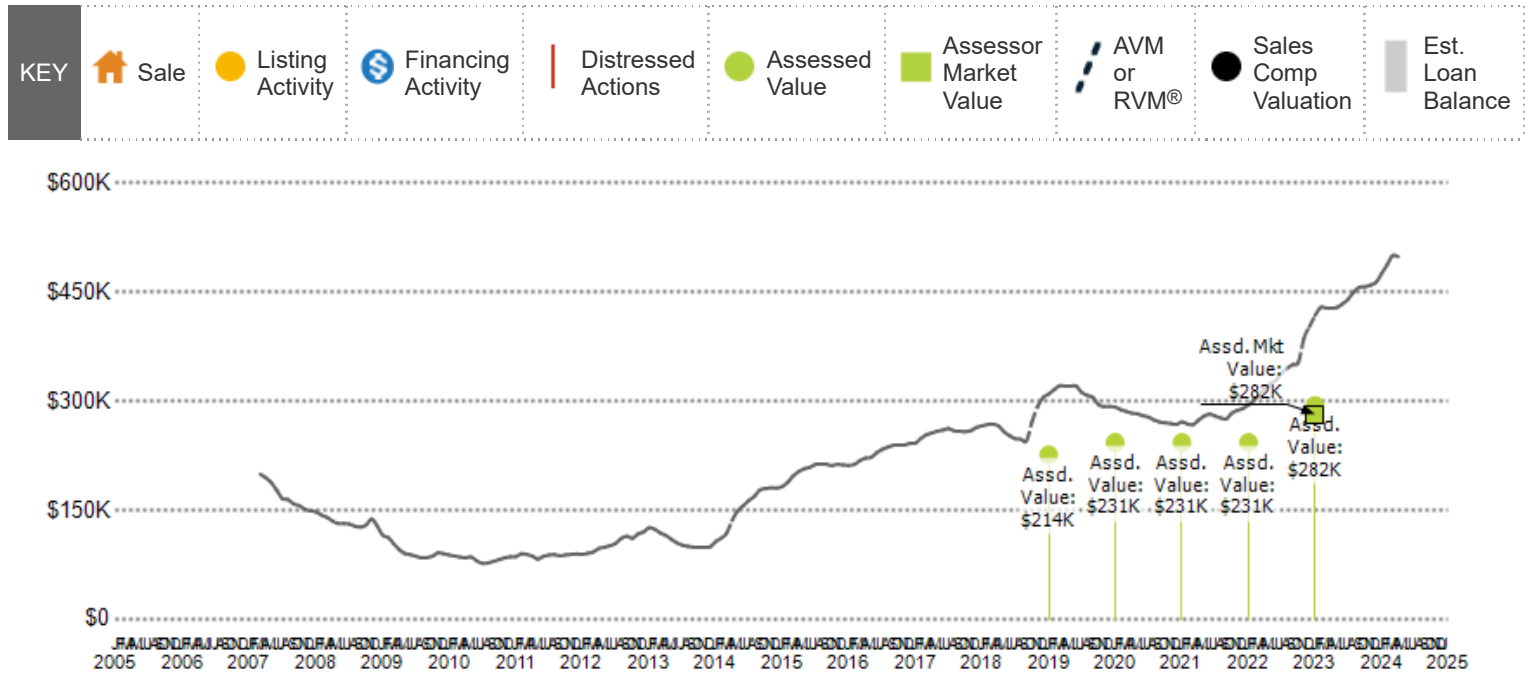
Deed Records

Recording Date	4/12/2018	12/18/2009
Document Type	Quit Claim Deed (non-arm's length)	Warranty Deed
Sales Price	–	\$82,500
Sales Price Code	Document states price as 0	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	TOP LOCATION 2000 INC	DEMARCHI INTERIORS LLC
Buyer ID	Corporation	Company or Corporation
Seller Name	DEMARCHI INTERIORS LLC	MIREYA MEDINA
Seller ID	Limited Liability Company	Widow or Widower
Document #	2018R0220461	2009R0905162
Total Transfer Tax	–	\$495
Book #	30937	27121
Page #	0456	2582
Contract Date	3/16/2018	12/7/2009



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 Record and Listing data

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

Neighborhood: Housing Stats and Charts

	33140	Miami Beach	Miami-Dade County	Florida	USA
Median Estimated Home Value	\$664K	\$513K	\$528K	\$422K	\$361K
Estimated Home Value 12-Month Change	+8.8%	+7.9%	+9%	+3.4%	+5.7%
Median List Price	\$908K	\$739K	\$650K	\$445K	—
List Price 1-Month Change	+0.9%	-1.1%	—	+1.1%	—
List Price 12-Month Change	+1.4%	-10.4%	-7%	+2.1%	—
Median Home Age	52	51	44	35	43
Own	56%	37%	52%	67%	65%
Rent	44%	63%	48%	33%	35%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$1.77B	\$36.9B	\$307B
% Change in Permits for All Buildings	—	—	-6%	+15%	+13%
% Change in \$ Value for All Buildings	—	—	-27%	+11%	+10%

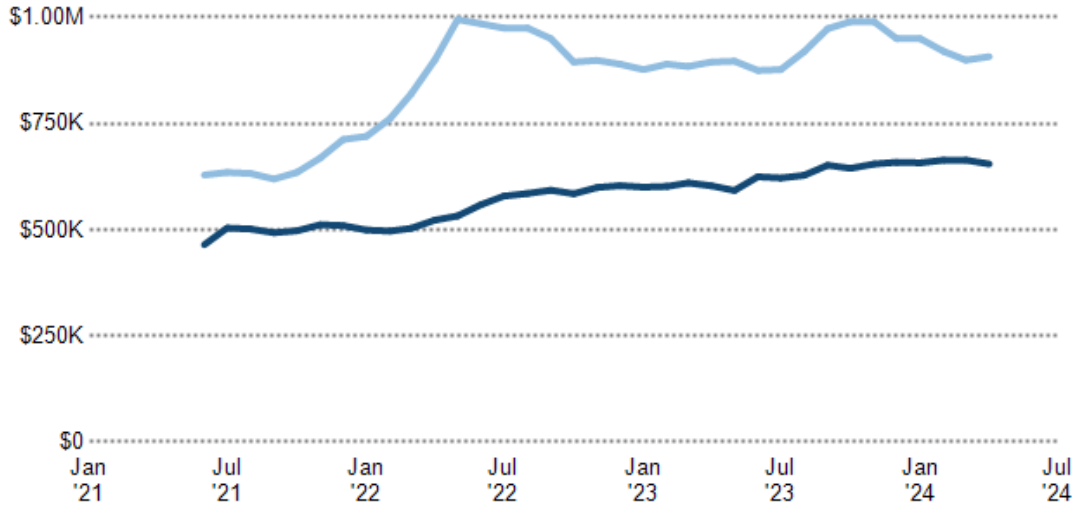
Median Estimated Home Value vs. Median Listing Price

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

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

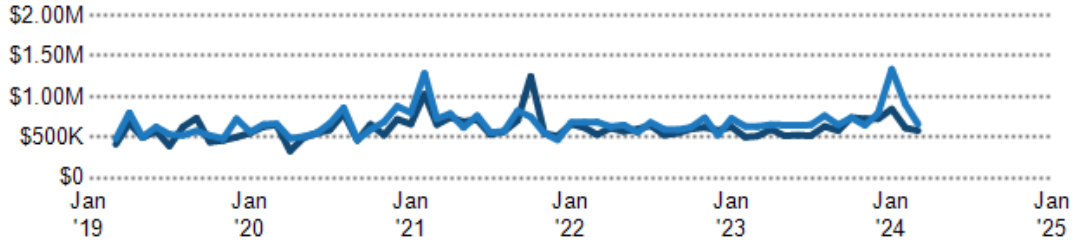
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

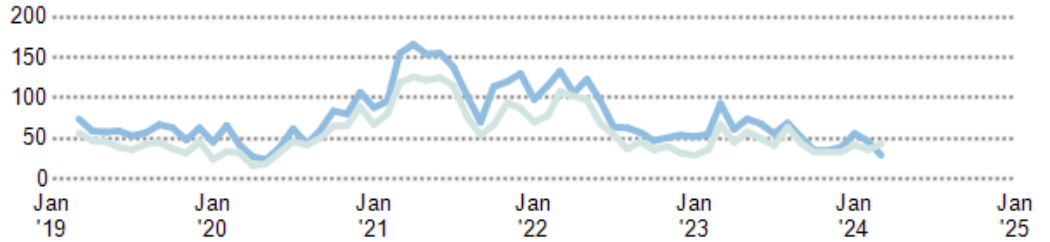
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

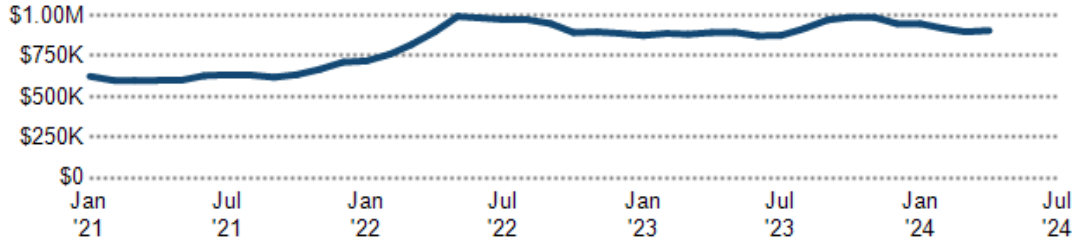
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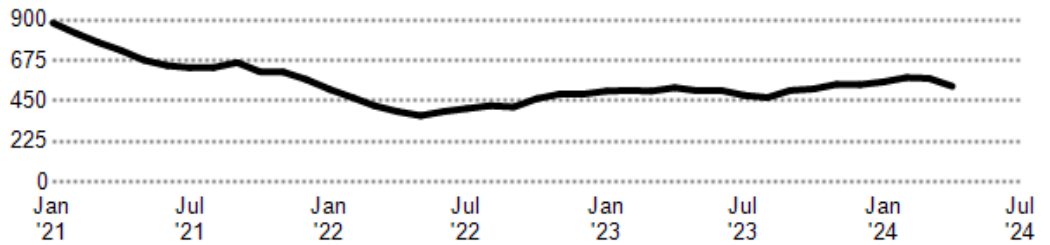
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



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: 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 Property
■ Comps

Price per Bedroom of Comps 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

■ Comps

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

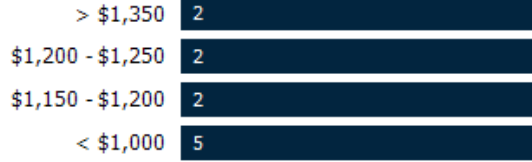
Update Frequency: Daily

■ This Property
■ Comps

This Property

\$1,241 1

Comps



Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three 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 is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ This Property
■ Comps

This Property

\$496K 1

Comps



Age Range of Comps Sold

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

Data Source: Public records data

Update Frequency: Daily

■ This Property
■ Comps

This Property

58 yrs 1

Comps



Size of Homes Sold

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

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area



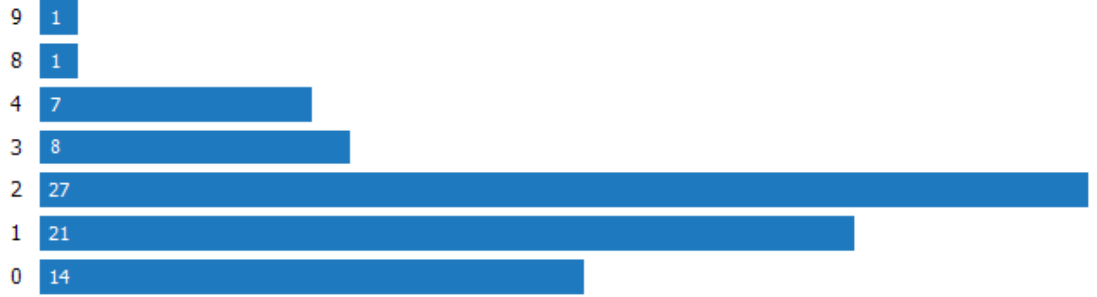
Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count by Bedroom



Neighborhood: People Stats and Charts

	33140	Miami Beach	Miami-Dade County	Florida	USA
Population	15.3K	82.4K	2.69M	21.6M	331M
Population Density per Sq Mi	6.93K	10.7K	1.41K	403	93.6
Population Change since 2020	-1.4%	-1.5%	+1.2%	+3.9%	+1.8%
Median Age	41	42	41	42	39
Male / Female Ratio	50%	51%	49%	49%	50%

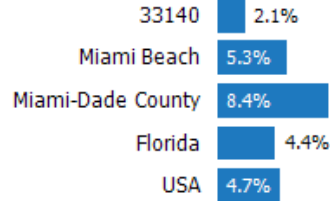
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

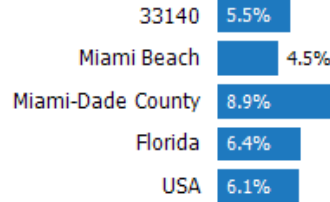
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

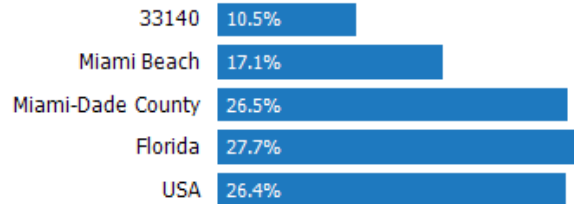
Less Than 9th Grade



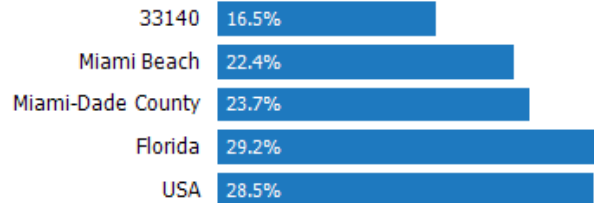
9-12th Grade/No Diploma



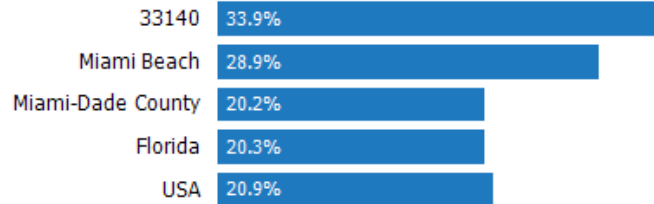
High School Graduate



Associate Degree



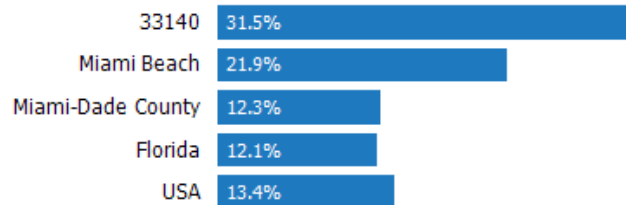
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



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

■ 33140



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

■ 33140



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

■ 33140



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 33140



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



 Miami-Dade County

Neighborhood: Economic Stats and Charts

	33140	Miami Beach	Miami-Dade County	Florida	USA
Income Per Capita	\$88,567	\$69,329	\$35,563	\$38,850	\$41,261
Median Household Income	\$105,443	\$65,116	\$64,215	\$67,917	\$75,149
Unemployment Rate	–	1.3%	1.6%	2.9%	3.7%
Unemployment Number	–	707	22.7K	322K	6.27M
Employment Number	–	54.9K	1.37M	10.8M	161M
Labor Force Number	–	55.6K	1.39M	11.1M	167M

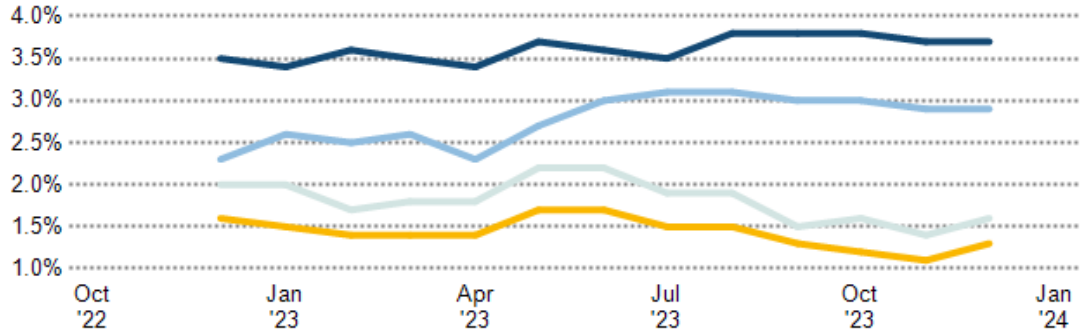
Unemployment Rate

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

- Miami Beach
- Miami-Dade County
- Florida
- USA



Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 33140



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 33140

	33140	Miami Beach	Miami-Dade County	Florida	USA
Elevation (in feet)	5	5	6	59	–
Annual Rainfall (in inches)	54.84	55.9	59.82	56.45	–
Annual Snowfall (in inches)	0	0	0	0.06	–
Days of Full Sun (per year)	83	83	83	98	–
Travel Time to Work (in minutes)	–	26	32	28	27
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	0	15	91	2,438
Brownfield Sites	No	No	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



33140

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



33140

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



33140

School: North Beach Elementary School

School Details

Name
North Beach Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Miami-Dade County Public Schools

Address
4100 Prairie Ave, Miami Beach, FL 33140

Phone
(305) 531-7666

School Facts

	North Beach Elementary School	Miami-Dade County Public Schools
Overall Grade	A-	B+
Total Enrollment	955	328,589
Students per Teacher	17:1	24:1
Students in Free Lunch Program	28%	71%
Academic Grade	A	B+
Average GPA	-	3.36 (out of 74826 responses)
Math Proficiency	75%	45%
Reading Proficiency	79%	54%
Gifted Students	53%	-
AP Enrollments	-	-
Graduation Rate	-	90%
Average ACT Score	-	24 (out of 8611 responses)
Average SAT Score	-	1,140 (out of 27242 responses)
Teacher Grade	A-	B
Average Teacher Salary	\$49,843	\$65,590
Teachers in 1st or 2nd Year	3%	24%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Nautilus Middle School

School Details

Name
Nautilus Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Miami-Dade County Public Schools

Address
4301 N Michigan Ave,
Miami Beach, FL 33140

Phone
(305) 532-3481

School Facts

Overall Grade

B

Total Enrollment

959

Students per Teacher

22:1

Students in Free Lunch Program

67%

Academic Grade

B

Average GPA

–

Math Proficiency

46%

Reading Proficiency

58%

Gifted Students

30%

AP Enrollments

–

Graduation Rate

–

Average ACT Score

–

Average SAT Score

–

Teacher Grade

B

Average Teacher Salary

\$49,843

Teachers in 1st or 2nd Year

9%

Miami-Dade County Public Schools

B+

328,589

24:1

71%

B+

3.36 (out of 74826 responses)

45%

54%

–

–

90%

24 (out of 8611 responses)

1,140 (out of 27242 responses)

B

\$65,590

24%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 5/6/2022 by Alum

I would like to see more taken care of and cleaner bathrooms. Also more control on students behaviors because of the bullying. I suggest to join the scholars if you are planning on attending.

Posted: 6/28/2020 by Parent

Teaching and leading in a middle school has to be a challenge, but the teachers, coaches and administrators at Nautilus Middle deserve a round of applause. This is a well-run school that strives to meet the divergent needs of its students. These students are mentally shifting from an elementary school and preparing for high school, and Nautilus does this very well. There are problems but they deal with them ASAP.

Posted: 12/31/2019 by Middle School Student

I honestly loved the teachers I had when I was in middle school. Every school will have a group of bad apples and students that fight but in all honesty, I enjoyed my middle school years.

School: Miami Beach Senior High School

School Details

Name
Miami Beach Senior High School

Level
High

Type
Public

Grades Served
9-12

School District
Miami-Dade County Public Schools

Address
2231 Prairie Ave, Miami Beach, FL 33139

Phone
(305) 532-4515

School Facts

	Miami Beach Senior High School	Miami-Dade County Public Schools
Overall Grade	B	B+
Total Enrollment	2,258	328,589
Students per Teacher	24:1	24:1
Students in Free Lunch Program	61%	71%
Academic Grade	B	B+
Average GPA	3.38 (out of 1659 responses)	3.36 (out of 74826 responses)
Math Proficiency	21%	45%
Reading Proficiency	48%	54%
Gifted Students	15%	-
AP Enrollments	-	-
Graduation Rate	90%	90%
Average ACT Score	26 (out of 230 responses)	24 (out of 8611 responses)
Average SAT Score	1,170 (out of 570 responses)	1,140 (out of 27242 responses)
Teacher Grade	B-	B
Average Teacher Salary	\$49,843	\$65,590
Teachers in 1st or 2nd Year	6%	24%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 12/14/2023 by Senior

The main issue with the school is the way they handle children going to the bathroom, i have had to go to the bathroom on multiple occasions and the bathroom will be locked, or if it is open there is no toilet paper. Some staff is also very rude and needs to learn that they work at a high-school with kids and need to get a better attitude.

Posted: 11/19/2023 by Senior

It has been an overall pleasant experience; however, it is apparent that there are no actual safety measures taken to protect students, food is subpar, and staff and administration are always very difficult to contact.

Posted: 8/13/2023 by Alum

Throughout the four years of this high school in Miami Beach, Florida, it's odd, as I traversed the COVID-19 restrictions as the class of 2023. Coinciding with the onset of the prolonged restrictions, it's no wonder that my sophomore year was the worst year in the entirety of my academic history, with loneliness purging in the sessions through a computer. But that one year and event alone don't tell the whole story. Due to the extracurriculars, atmosphere, and events during the senior year, it has contributed to the higher three-star rating I'd give the high school experience. And that's the best year ever in the academic life. There are problems that do have to be addressed. One of them is the student restrooms often locked due to students smoking, causing the rest in dire need, to suffer. The others are the sanitation of those said restrooms, as well as less security officers and teachers who are more assertive in their job and a better pay rate. Overall, it was mediocre

Posted: 7/21/2023 by Alum

My overall experience at Miami Beach Senior High School was unforgettable. As a student who transferred in the initiation of her junior year, I instantly felt as if I found a place which I could proudly call my second home. Despite the intense academic rigor of this school's International Baccalaureate (IB) program, I exemplified traits such as perseverance, diligence, and curiosity, due to the outstanding models provided by my professors and fellow peers. In addition, I attained numerous leadership positions, such as my senatorial position for my senior class, as well as my co-presidency of my school's chapter of the National Honor Society, which demonstrated to me the value and power of the unification of a community. I wish that future generations of students at this school would place greater emphasis upon executing charitable initiatives and fundraisers, and I am confident that they will, as they boldly carve new paths from those derived from generations of invaluable alumni.

Posted: 1/31/2023 by Junior

Miami Beach Senior High School is a great school with lots of courses and activities to keep students engaged and learning. The school has a strong academic program, with a variety of both AP and IB courses and honors classes. Most of the teachers are knowledgeable about their subjects, and there are some who graduates have said really do help prepare students for college. The school also offers a wide range of extracurricular activities, such as sports teams, clubs, and student government. The school has a great atmosphere, with a diverse student body and a welcoming environment. The school is also very safe, with a strong security presence and a zero-tolerance policy for bullying. The school also has a great support system for students, with counselors and other staff members who are usually available to help.

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