

PROPERTY REPORT

5445 Collins Ave, Apt 1718, Miami Beach, FL 33140



Presented by

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Fabrice Group
5445 Collins Ave CU4A
Miami Beach, FL 33140

5445 Collins Ave, Apt 1718, Miami Beach, FL 33140



Legend: Subject Property

Expired • Expired: 9/30/2023, MLS Listing A11292108: 10/21/2022

List Price

\$480,000

Expired Date: 9/30/2023
Listing ID: A11292108

Current Estimated Value

\$394,000

Last AVM Update: 1/30/2024

AVM Est. Range: \$319K – \$469K

AVM Confidence: ★★☆☆☆

↑ AVM Change - Last 1 Month: \$9,000

↓ AVM Change - Last 12 Months: -9.83%

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Home Facts

Public Remarks

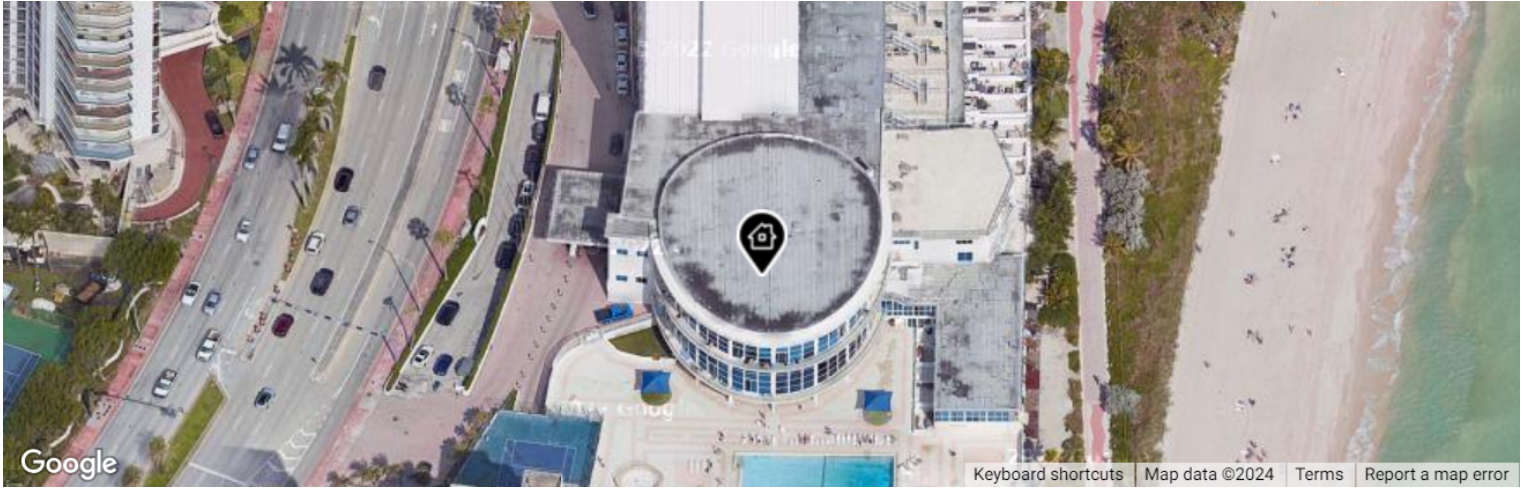
IN THE MILIONARY AREA ! EXCELLENT FOR INVESTMENTS, CAN RENT IT DAILY,WEEKLY,MONTHLY AIRBNB ALLOWED !! THE BUILDING HAS ALL AMENTIES , POOL,BAR,TENNIS,VALET PARKING,SHOP MAINTENANCE FEE INCLUDED ELECTRICITY,WATER,A/C, INTERNET, CABLE TV

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	-
Property Subtype	Condominium Unit (Residential)	Condo	-
Bedrooms	-	-	-
Total Baths	1	1	-
Full Baths	1	1	-
Partial Baths	-	-	-
Living Area (sq ft)	400	400	-
Building Area (sq ft)	400	400	-
Lot Size	-	-	-
Garage (spaces)	0	1	-
Year Built	1966	1966	-
Heating	-	No Heat	-
Cooling	-	Central Cooling	-
Construction	-	Cbs Construction	-
Number of Units	0	-	-
Number of Stories	-	18	-

Homeowner Facts

Owner Name (Public)	Real Deal Llc
Mailing Address	150 Se 2Nd Ave STE 1408 Miami FL 33131-1582
Vesting	Company/Corporation

Extended Home Facts



Legend: Subject Property

Interior Features

Appliance	Fire Alarm, Microwave, Refrigerator, Smoke Detector(S)
Bedroom	None
Cooling	Central Cooling
Floor	Ceramic Floor
Heating	No Heat
Pet	Maximum 20 Lbs
General	First Floor Entry, Fireplace

Interior Details

Adjusted Area	400 sq ft
Total Area	400 sq ft

Exterior Features

Construction	Cbs Construction
Water Front	Ocean Access, Oceanfront
Parking	1 Space, Valet Parking
View	Bay
General	Tennis Court(S)

Exterior Details

Neighborhood Code	100
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Location Details

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

Dues	\$697
Payments per Year	12

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

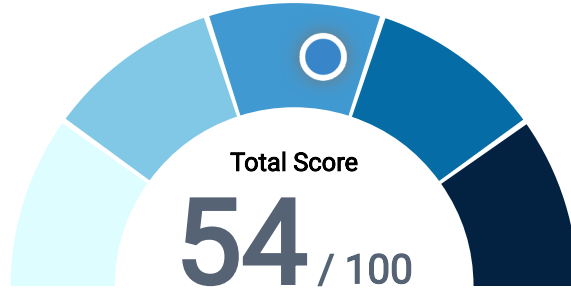
AARP Livability™ Index for 33140

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



Total Score
54 / 100
 A score over 50 is above average

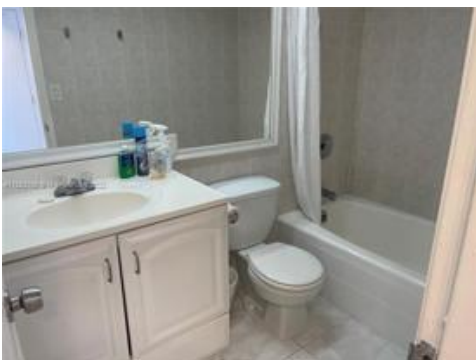
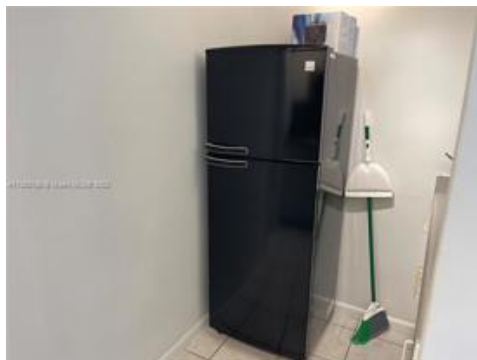
Housing	48
Affordability & Access	
Neighborhood	57
Access to Life, Work & Play	
Transportation	68
Safe & Convenient Options	
Environment	48
Clean Air & Water	
Health	59
Prevention, Access & Quality	
Engagement	61
Civic & Social Involvement	
Opportunity	36
Inclusion & Possibilities	

Property Photos



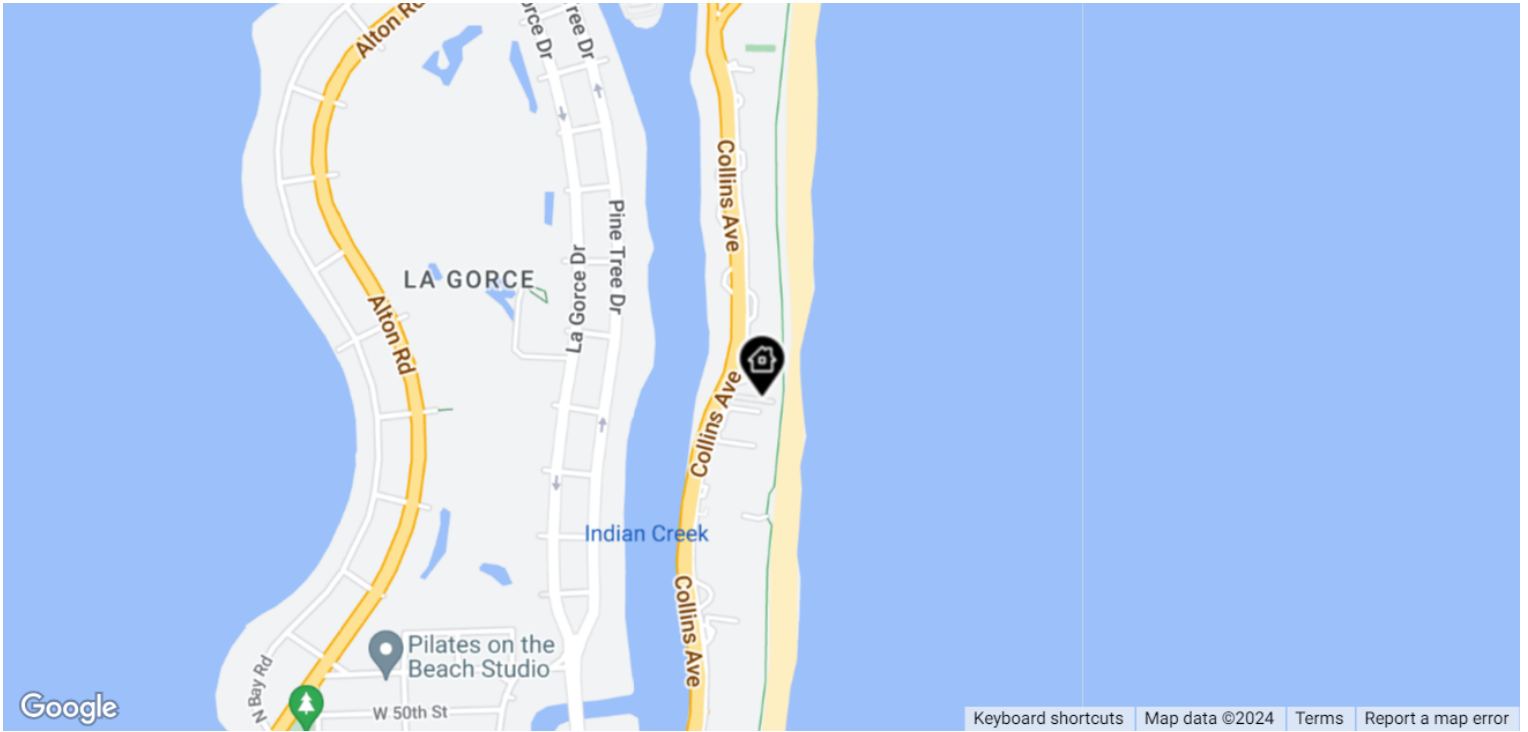


Historical Photos





Comps and Adjustments



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

This Property



Expired

5445 Collins Ave, Apt 1718
Miami Beach, FL 33140

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	344 days	-	-	\$1,200	400 sq ft	-	-	1	1966

No comps have been selected for this property.

Property History

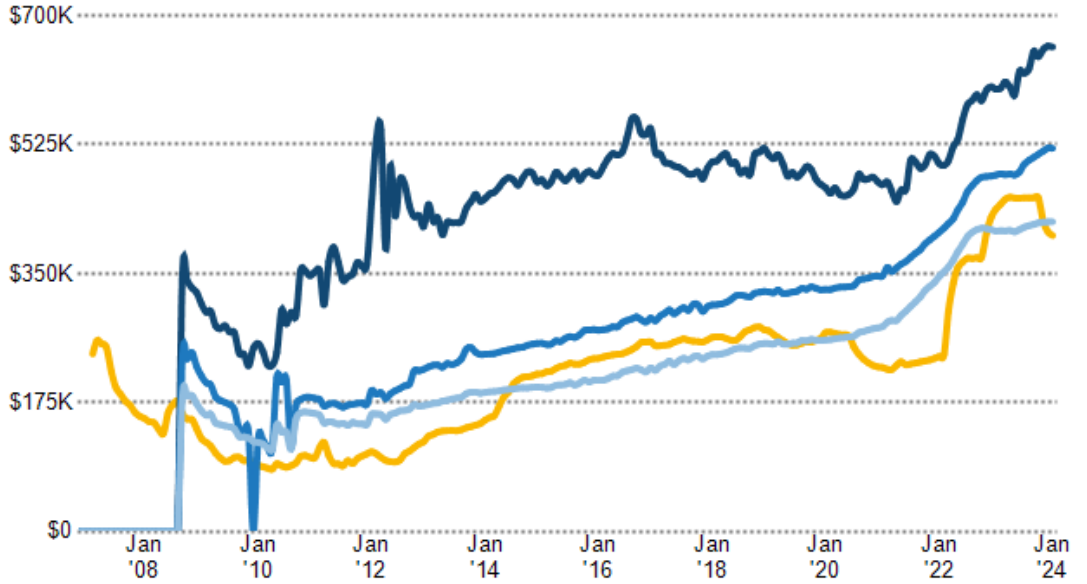
Median Estimated Home Value

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.
5/26/2022	\$390,000	\$975
9/17/2021	\$235,000	\$587
6/15/2021	\$215,000	\$537
11/17/1994	\$65,000	\$162

Assessed Values

Date	Improvements	Land	Total	Tax
2023	-	-	-	\$4,680
2022	-	-	\$203,008	\$3,814
2021	-	-	\$195,200	\$3,502
2020	-	-	\$195,200	\$3,321
2019	-	-	\$201,180	\$3,192
2018	-	-	\$191,600	\$3,192
2017	-	-	\$118,499	\$3,002
2016	-	-	\$107,727	\$2,737
2015	-	-	\$97,934	\$2,600
2014	-	-	\$89,031	\$2,316
2013	-	-	\$80,938	\$2,107
2012	-	-	\$73,580	\$1,506
2011	-	-	\$73,580	\$1,523
2010	-	-	\$73,580	-
2009	-	-	\$105,110	-
2008	-	-	\$105,110	-
2007	-	-	\$53,900	-

Legal Description

APN	02-3214-021-2210
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 1718 UNDIV 0.001541% INT IN COMMON ELEMENTS OFF REC 15285-1869 OR 19906-2514 0901 1
City/Municipality/Township	Miami Beach, FL 33140

Mortgage Records

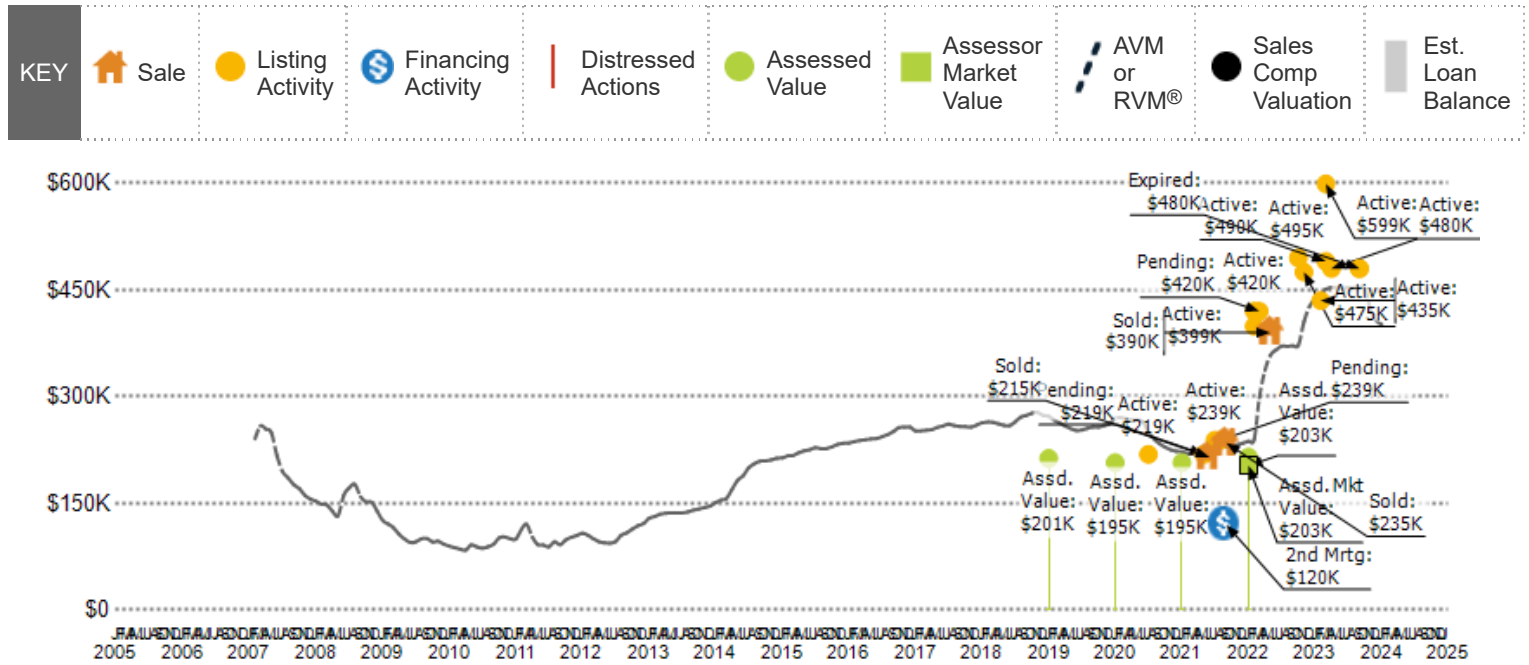
Recording Date	9/17/2021
Lender Name	TIJ GROUP LLC
Lender Type	Other (company or corporation)
Loan Amount	\$120,000
Document Number	2021R0692620
Loan Type	Balloon
Contract Date	9/9/2021

Deed Records

Recording Date	5/26/2022
Document Type	Warranty Deed
Sales Price	\$390,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	REAL DEAL LLC
Buyer ID	Limited Liability Company
Seller Name	GREAT CASTLE INVESTMENT GROUP LLC
Seller ID	Limited Liability Company
Document #	2022R0431177
Total Transfer Tax	\$2,340
Book #	33210
Page #	1505
Contract Date	5/23/2022

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

Price Change History

Change Date	Description	New List Price	% Change
9/30/2023	Expired	\$480,000	-
4/21/2023	Price Change	\$480,000	-2.04%
3/15/2023	Price Change	\$490,000	-18.2%
3/14/2023	Price Change	\$599,000	+37.7%
2/17/2023	Price Change	\$435,000	-8.42%
11/8/2022	Price Change	\$475,000	-4.04%
10/21/2022	Active	\$495,000	-

Neighborhood: Housing Stats and Charts



Property Report

5445 Collins Ave, Apt 1718, Miami Beach, FL 33140

	33140	Miami Beach	Miami-Dade County	Florida	USA
Median Estimated Home Value	\$658K	\$507K	\$520K	\$421K	\$360K
Estimated Home Value 12-Month Change	+9.6%	+8.3%	+7.5%	+3.1%	+5.1%
Median List Price	\$972K	\$785K	\$675K	\$445K	–
List Price 1-Month Change	+2.6%	+4.3%	-1.5%	+1.2%	–
List Price 12-Month Change	+10.8%	-1.3%	+2.3%	+4.7%	–
Median Home Age	52	51	44	36	43
Own	57%	36%	52%	66%	65%



Rent	43%	64%	48%	34%	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%

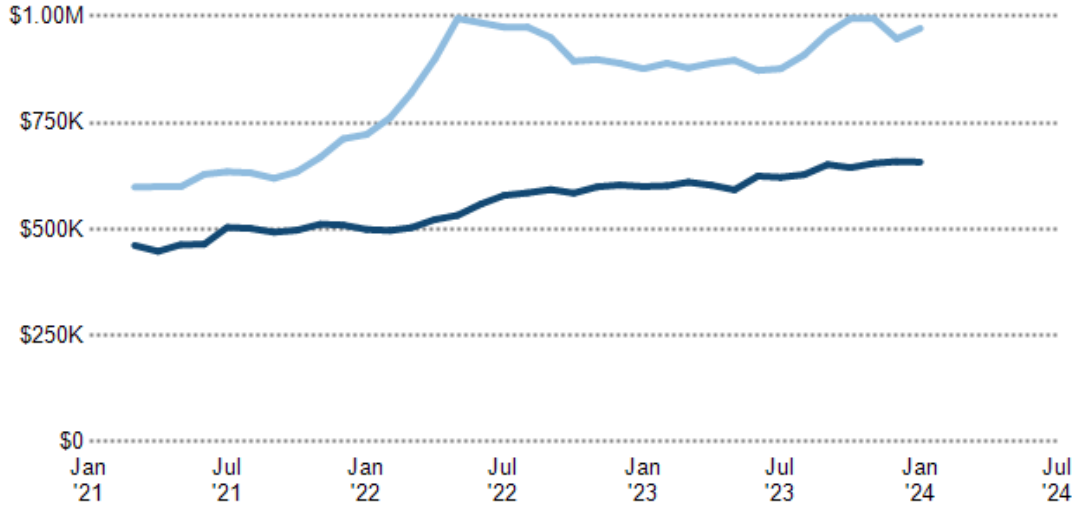
Median Estimated Home Value vs. Median Listing Price

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

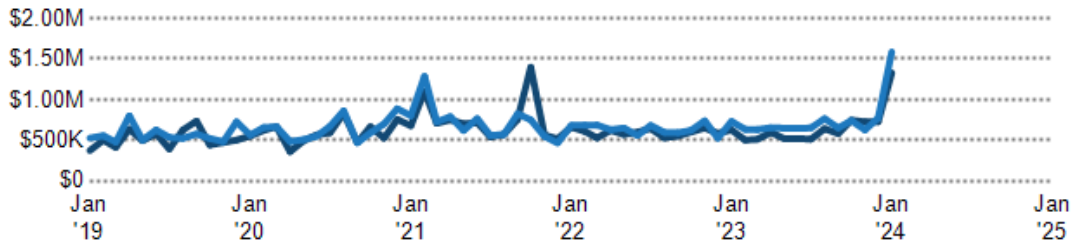
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

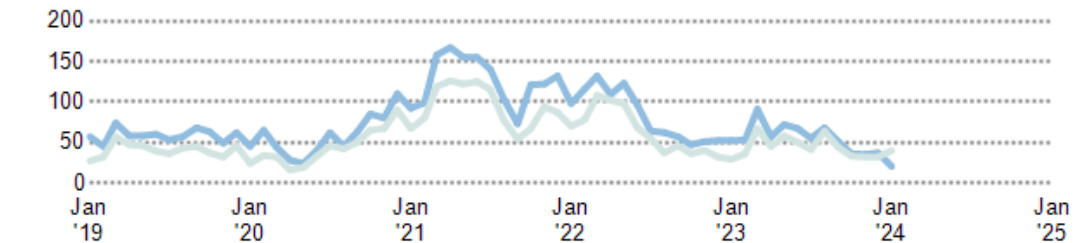
Update Frequency: Monthly

- 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

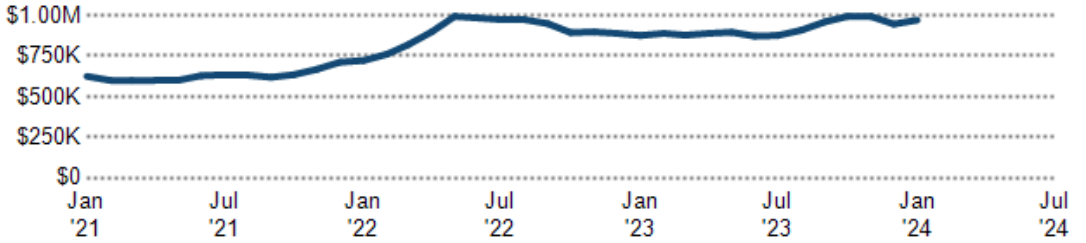
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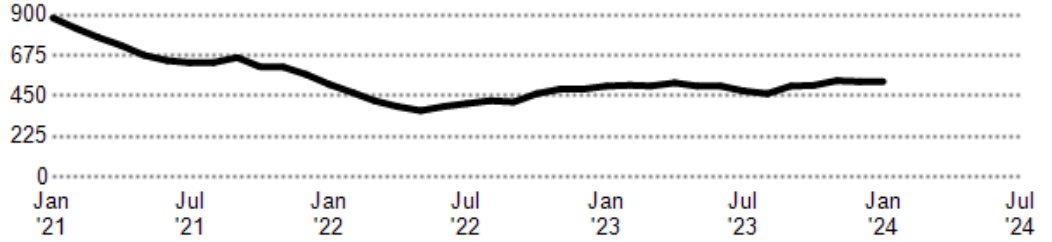
Update Frequency: Monthly

- 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

400 sq. ft. \$394,000

Comps

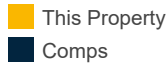
< 1,000 sq. ft. \$240,000

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

\$985 1

Comps

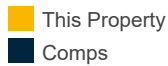
\$600 - \$650 1

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

\$394K 1

Comps

\$225K - \$250K 1

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



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



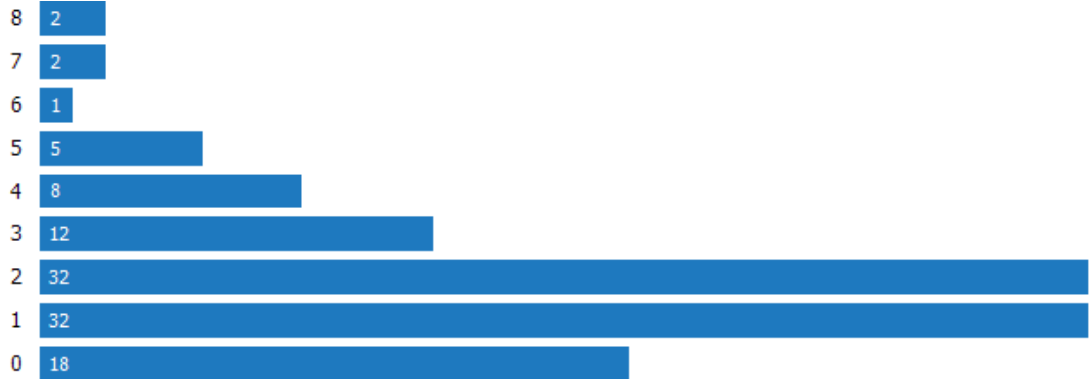
Number of Bedrooms in Homes Sold

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	16K	83.5K	2.69M	21.3M	330M
Population Density per Sq Mi	7.22K	10.9K	1.42K	398	—
Population Change since 2010	-7.7%	-5%	+9.7%	+17.6%	+8.7%
Median Age	40	42	40	42	38
Male / Female Ratio	49%	51%	49%	49%	50%

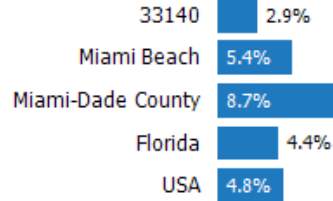
Education Levels of Population

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

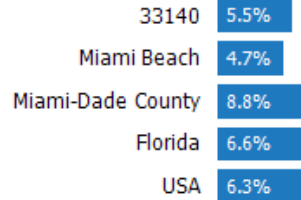
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

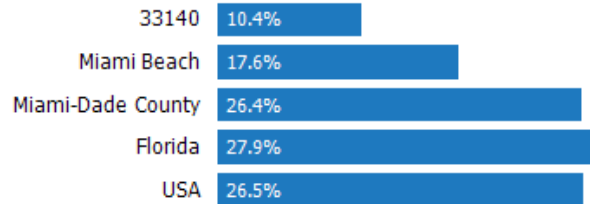
Less Than 9th Grade



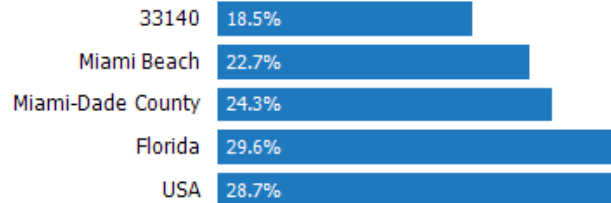
9-12th Grade/No Diploma



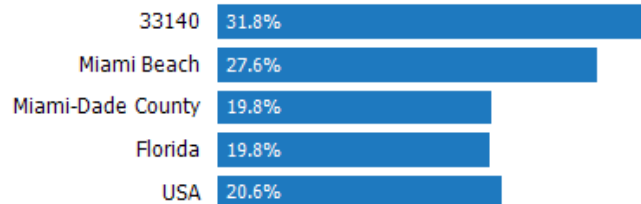
High School Graduate



Associate Degree



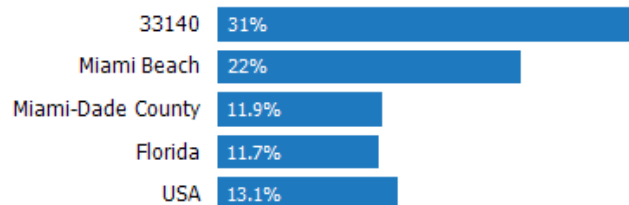
Bachelor's Degree



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



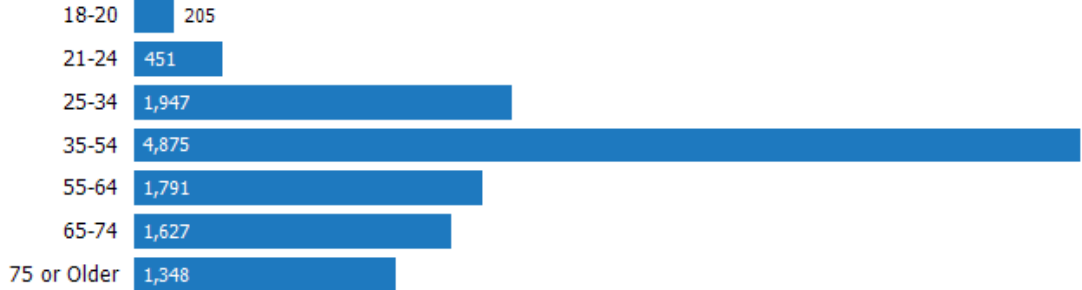
Population of Adults by Age Group

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	\$79,789	\$59,738	\$31,813	\$35,216	\$37,638
Median Household Income	\$102,023	\$59,162	\$57,815	\$61,777	\$69,021
Unemployment Rate	–	1.3%	1.5%	3%	3.8%
Unemployment Number	–	706	21.2K	340K	–
Employment Number	–	54.7K	1.37M	10.9M	–
Labor Force Number	–	55.4K	1.39M	11.3M	–

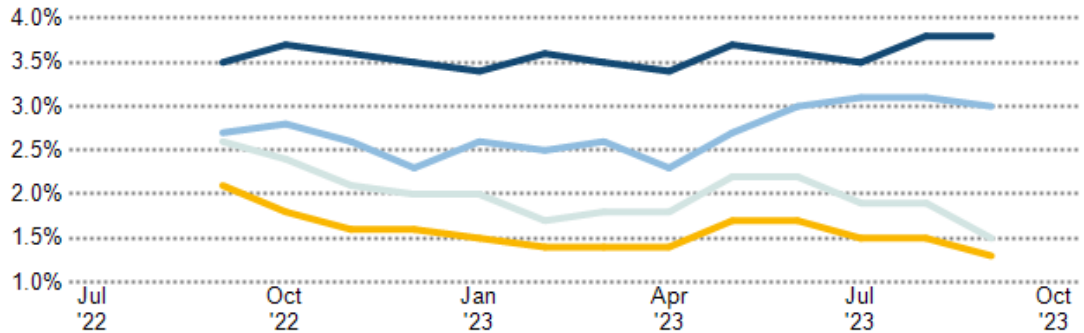
Unemployment Rate

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



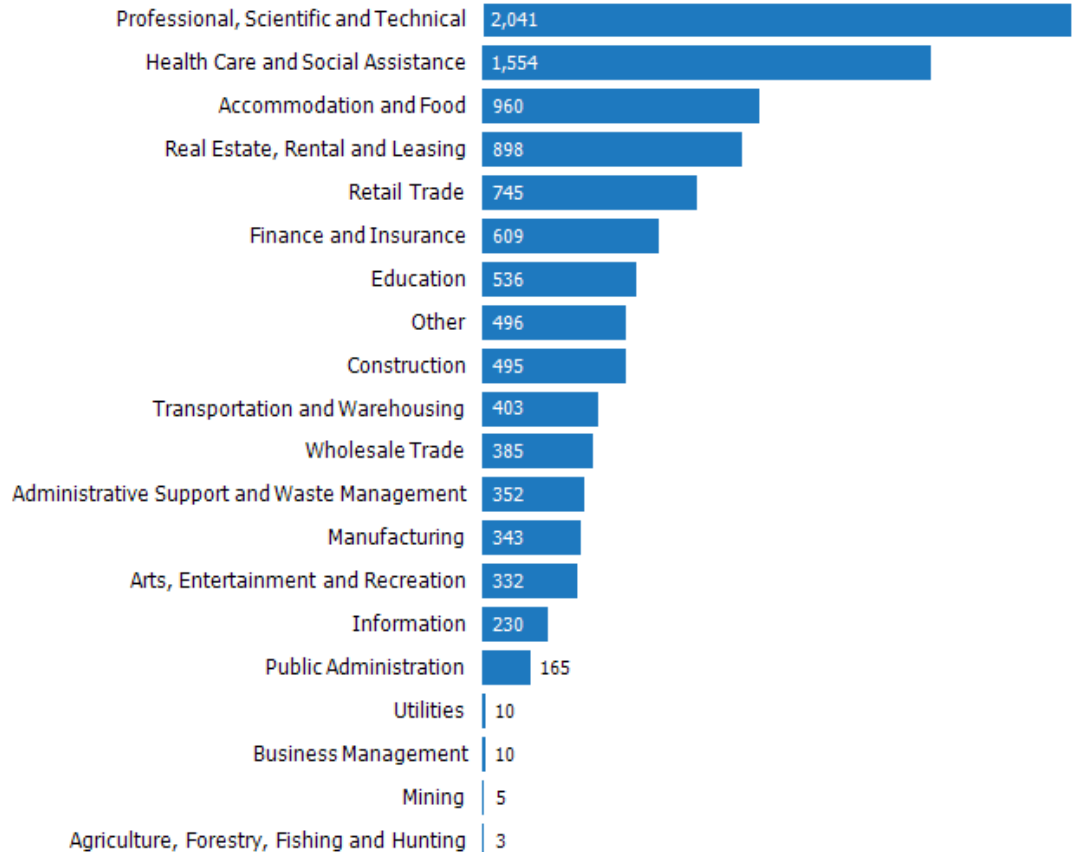
Occupational Categories

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	–	–
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)	–	27	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

	North Beach Elementary School	-
Overall Grade	A-	B+
Total Enrollment	955	328,589
Students per Teacher	17.0:1	24.0:1
Students in Free Lunch Program	28%	71%
Academic Grade	A	B+
Average GPA	-	3.36 (out of 74719 responses)
Math Proficiency	75%	45%
Reading Proficiency	79%	54%
Gifted Students	53%	-
AP Enrollments	-	-
Graduation Rate	-	90%
Average ACT Score	-	24 (out of 8829 responses)
Average SAT Score	-	1,140 (out of 26947 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

Nautilus Middle School

-

Overall Grade

B

B+

Total Enrollment

959

328,589

Students per Teacher

22.0:1

24.0:1

Students in Free Lunch Program

67%

71%

Academic Grade

B

B+

Average GPA

-

3.36 (out of 74719 responses)

Math Proficiency

46%

45%

Reading Proficiency

58%

54%

Gifted Students

30%

-

AP Enrollments

-

-

Graduation Rate

-

90%

Average ACT Score

-

24 (out of 8829 responses)

Average SAT Score

-

1,140 (out of 26947 responses)

Teacher Grade

B

B

Average Teacher Salary

\$49,843

\$65,590

Teachers in 1st or 2nd Year

9%

24%

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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: 3/30/2020 by Alum

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.

Posted: 12/31/2019 by Middle School Student

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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

-

Overall Grade

B

B+

Total Enrollment

2,258

328,589

Students per Teacher

24.0:1

24.0:1

Students in Free Lunch Program

61%

71%

Academic Grade

B

B+

Average GPA

3.38 (out of 1692 responses)

3.36 (out of 74719 responses)

Math Proficiency

21%

45%

Reading Proficiency

48%

54%

Gifted Students

15%

-

AP Enrollments

34%

-

Graduation Rate

90%

90%

Average ACT Score

26 (out of 241 responses)

24 (out of 8829 responses)

Average SAT Score

1,170 (out of 563 responses)

1,140 (out of 26947 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: 9/29/2023 by Alum

Most amazing 4 years of my life. I met my forever friends. the faculty and staff were amazing, very helpful, and always on top of everything

Posted: 9/28/2023 by Sophomore

I love Miami Beach Senior high because there is everything. So, especially if your someone who may be indecisive on what you may wan to be in the future Beach High really helps in providing experience in all kinds of fields. Personally I felt as I am currently getting a well rounded form of education. However, I feel that if you need a lot of one-on-one Beach high might not be the best option, because the amount of kids does require you to be a somewhat independent learner and not depend so much on the teacher.

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: 7/21/2023 by Alum

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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
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