



PROPERTY REPORT

5555 Collins Ave, Apt 9P, Miami Beach, FL 33140



Presented by

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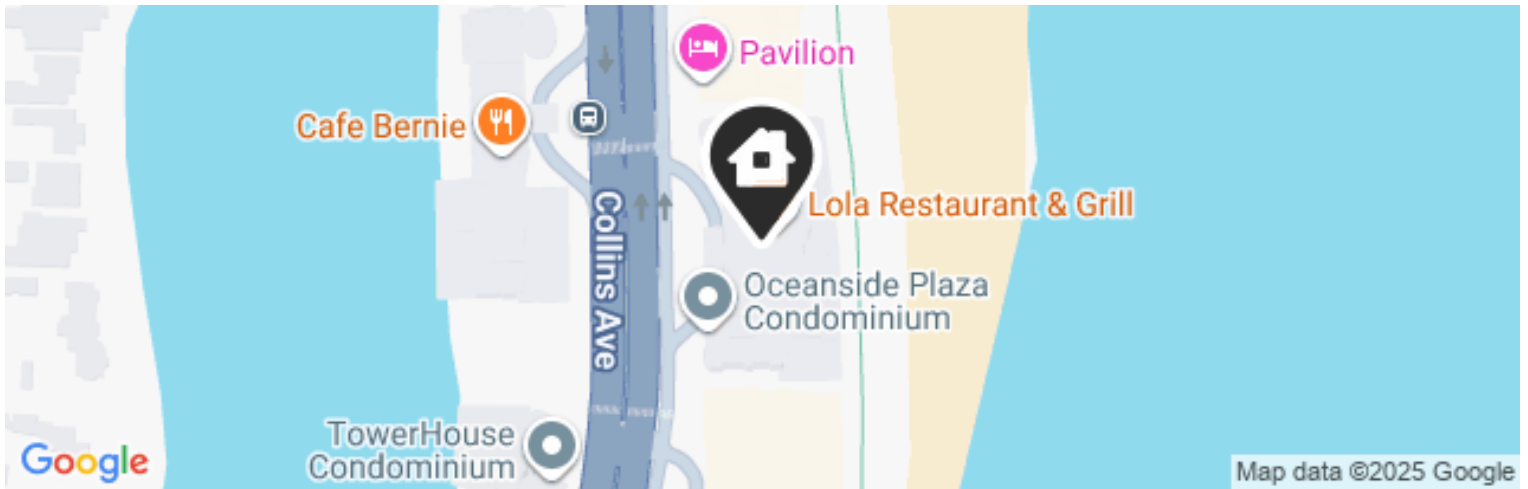
Agent: <http://www.yourdreamia.com>

Fabrice Group

5445 Collins Ave CU4A

Miami Beach, FL 33140

5555 Collins Ave, Apt 9P, Miami Beach, FL 33140



Legend: Subject Property

● Active • New, Active: 8/27/2025

List Price

\$299,000

Active Date: 8/27/2025
Listing ID: A11867001

Current Estimated Value

\$325,840

Last RVM® Update: 8/6/2025

RVM® Est. Range: \$280K – \$371K

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$14,690

→ RVM® Change - Last 12 Months: –

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Home Facts

Public Remarks

Spacious and fully renovated studio with stunning ocean views located directly on the beach. This residence features a sleek Murphy Bed, allowing for a flexible open living space during the day and comfortable sleeping at night. The unit has been tastefully updated with modern finishes and large windows that fill the home with natural light.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Condo/Townhouse/Apt.	Condo/Townhouse/Apt.	-
Property Subtype	Condominium Unit (Residential)	Condo	-
Bedrooms	-	1	-
Total Baths	1	1	-
Full Baths	1	1	-
Partial Baths	-	-	-
Living Area (sq ft)	546	546	-
Building Area (sq ft)	546	546	-
Lot Size	-	-	-
Garage (spaces)	0	1	-
Year Built	1967	1967	-
Heating	-	No Heat	-
Cooling	-	Central Cooling	-
Construction	-	Cbs Construction	-
Number of Units	0	-	-
Number of Stories	-	18	-

Homeowner Facts

Owner Name (Public)	Intercontinental Real Estate Llc
Mailing Address	5445 Collins Ave APT 530 Miami Beach FL 33140-2524
Vesting	Company/Corporation

Extended Home Facts



Legend: Subject Property

Interior Features

Appliance	Circuit Breakers, Dryer, Fuse Box, Icemaker, Microwave, Refrigerator, Smoke Detector(S), Washer
Bedroom	None
Cooling	Central Cooling
Heating	No Heat
Pet	More Than 20 Lbs
General	First Floor Entry, Other Interior Features

Interior Details

Adjusted Area	546 sq ft
Total Area	546 sq ft

Exterior Features

Construction	Cbs Construction
Water Front	Ocean Access, Oceanfront
Parking	1 Space, Covered Parking
View	Ocean View
General	Barbeque, Open Balcony, Tennis Court(S)

Exterior Details

Neighborhood Code	100
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Location Details

Zoning	4000:MULTI-FAM,63-100 U/A
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Homeowners Association Info

Dues	\$678
Payments per Year	12
Payments Per Year	12

Schools (from Listing Data)

Elementary School	North Beach Elementary School
Middle School	Nautilus Middle School
High School	Miami Beach Senior High School

(based on location)

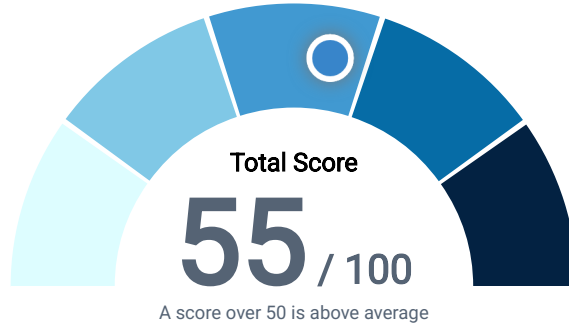
Elementary School	North Beach Elementary School
Middle School	Nautilus Middle School
High School	Miami Beach Senior High School
School District	Miami-Dade County School District

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



Housing	46
Affordability & Access	
Neighborhood	60
Access to Life, Work & Play	
Transportation	68
Safe & Convenient Options	
Environment	48
Clean Air & Water	
Health	63
Prevention, Access & Quality	
Engagement	64
Civic & Social Involvement	
Opportunity	38
Inclusion & Possibilities	

Property Photos





Comps and Adjustments



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

This Property



Active

5555 Collins Ave, Apt 9P
Miami Beach, FL 33140

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	1 day	-	-	\$548	546 sq ft	-	1	1	1967

No comps have been selected for this property.

Property History

Median Estimated Home Value

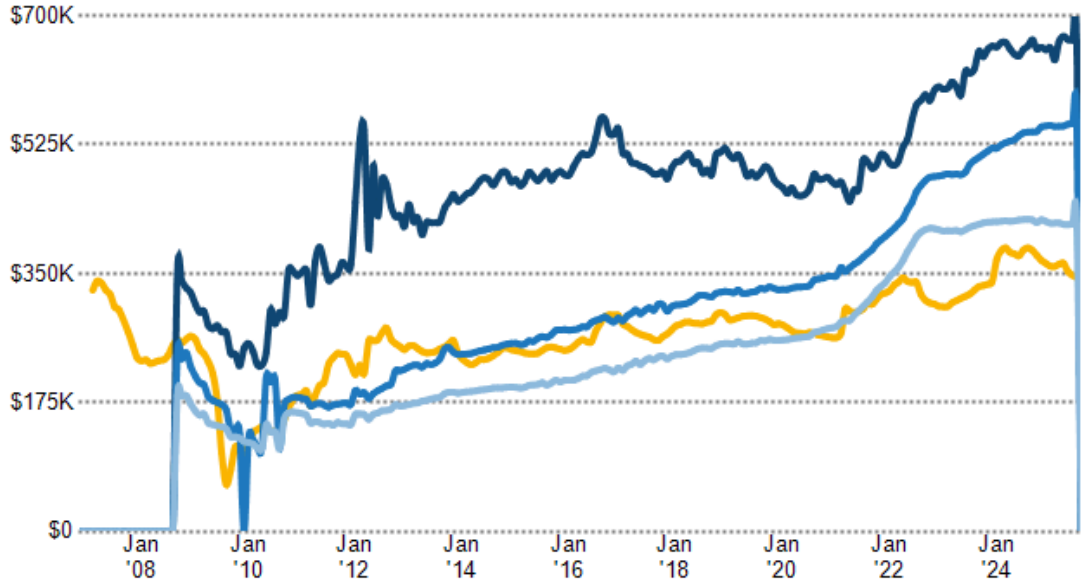
This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

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

Estimated Value:
\$325,840



Sales History

Sales Date	Sales Amount	Price per sq. ft.
7/8/2022	\$280,000	\$512
3/14/2005	\$230,000	\$421

Assessed Values

Date	Improvements	Land	Total	Tax
2024	—	—	\$227,010	\$4,266
2023	—	—	\$227,010	\$4,290
2022	—	—	\$202,786	\$3,810
2021	—	—	\$196,880	\$3,696
2020	—	—	\$171,200	\$3,314
2019	—	—	\$171,225	\$3,318
2018	—	—	\$171,225	\$3,318
2017	—	—	\$156,245	\$3,080
2016	—	—	\$142,041	\$2,948
2015	—	—	\$129,129	\$2,737
2014	—	—	\$117,390	\$2,385
2013	—	—	\$111,800	\$2,274
2012	—	—	\$111,800	\$2,289
2011	—	—	\$111,800	\$2,314
2010	—	—	\$124,220	—
2009	—	—	\$130,760	—
2008	—	—	\$195,160	—
2007	—	—	\$205,430	—

Legal Description

Parcel Number	02-3214-010-1820
County	Miami-Dade County
Zoning	4000:MULTI-FAM,63-100 U/A
City/Municipality/Township	MIAMI BEACH
Census Tract	120860039.212000
Carrier Route	C025
Abbreviated Description	CITY/MUNI/TWP:MIAMI BEACH SEC/TWN/RNG/MER:SEC 14 TWN 53S RNG 42E OCEANSIDE PLAZA CONDO UNIT 9P UNIDV 0.17690% INT IN COMMON ELEMENTS OFF REC 10102-365 OR 15110-1506 0791 4
Current Use	Condo

Mortgage Records

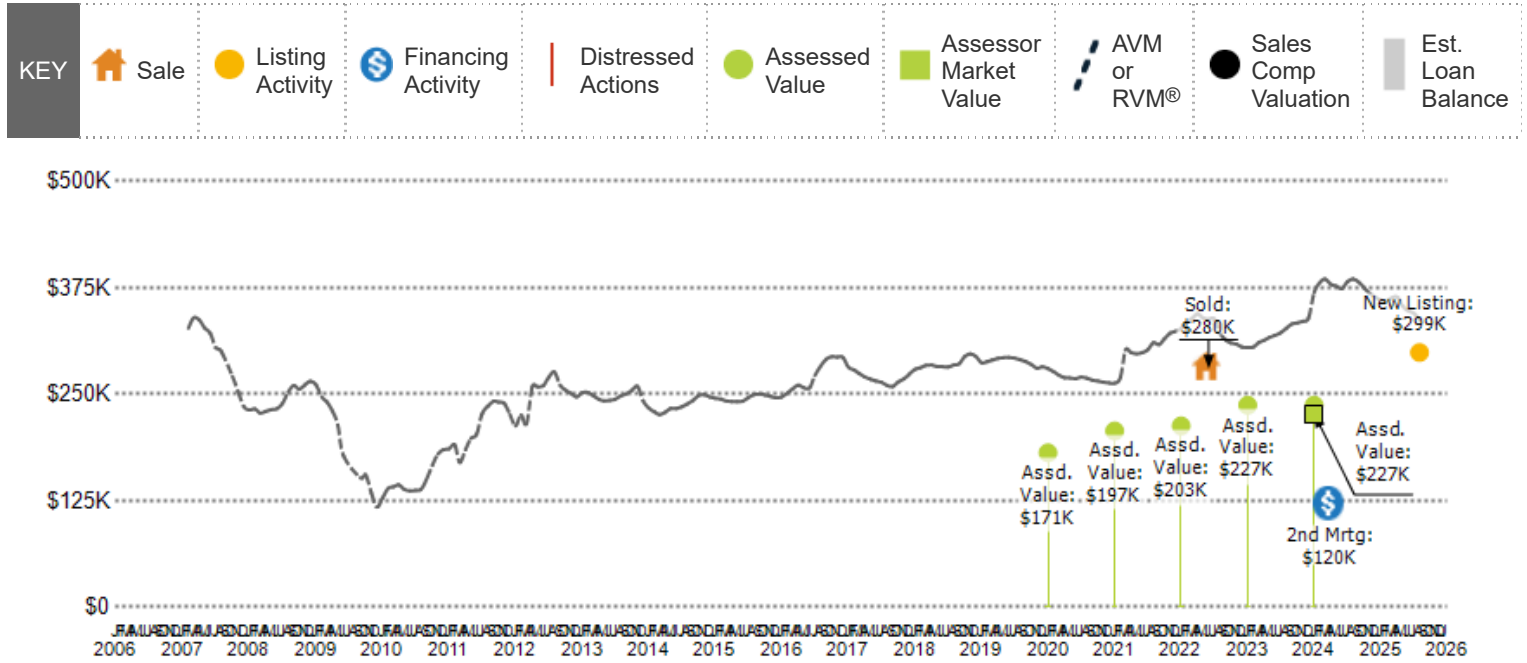
Recording Date	4/15/2024
Borrower Name	INTERCONTINENTAL REAL ESTATE LLC
Lender Name	MORTGAGE COMPANY LLC
Lender Type	Not Known
Loan Amount	\$120,000
Document Number	2024R0283021
Loan Type	Commercial
Contract Date	4/10/2024
Due Date	4/30/2029

Deed Records

Recording Date	7/8/2022
Document Type	Warranty Deed
Sales Price	\$280,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	INTERNATIONAL REAL ESTATE LLC
Buyer ID	Limited Liability Company
Seller Name	JOSE A SIERVO, CLAUDELINA P SIERVO
Seller ID	Husband and Wife
Document #	2022R0546105
Total Transfer Tax	\$1,680
Book #	33279
Page #	2059
Contract Date	6/22/2022

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	Price	Change %
8/28/2025	Active	\$299,000	-

Neighborhood: Housing Stats and Charts

	33140	Miami Beach	Miami-Dade County	Florida	USA
Median Estimated Home Value	\$658K	\$502K	\$554K	\$416K	\$375K
Estimated Home Value 12-Month Change	+0.6%	-1.7%	+2.3%	-1.7%	+2.1%
Median List Price	\$850K	\$647K	\$599K	\$420K	–
List Price 1-Month Change	–	-5.5%	–	0%	–
List Price 12-Month Change	+5.3%	-1.1%	-4.2%	–	–
Median Home Age	53	51	44	35	44
Own	57%	39%	52%	67%	65%
Rent	43%	61%	48%	33%	35%
\$ Value of All Buildings for which Permits Were Issued	–	–	\$4.16B	\$49.4B	\$385B
% Change in Permits for All Buildings	–	–	+39%	-3%	+6%
% Change in \$ Value for All Buildings	–	–	+13%	-3%	+5%

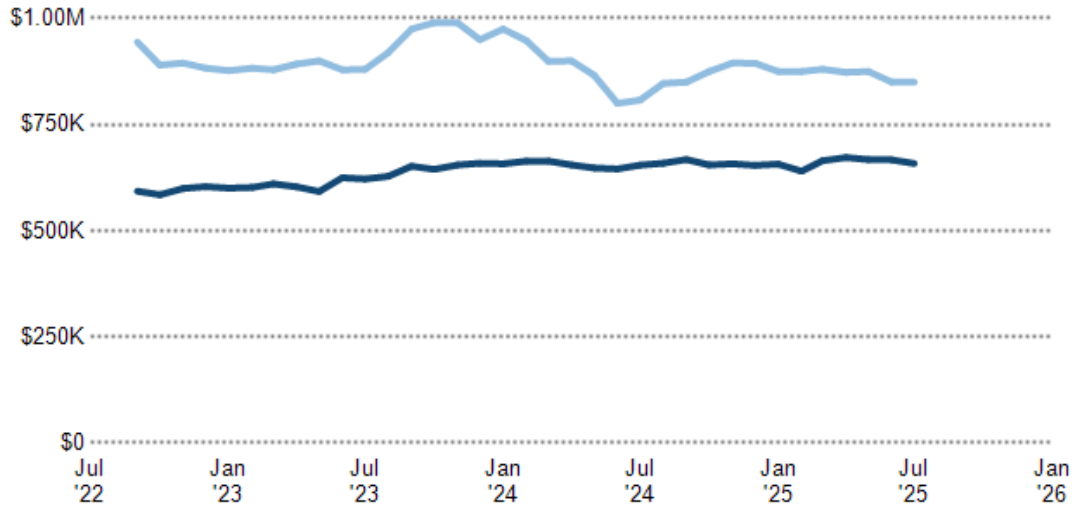
Median Estimated Home Value vs. Median Listing Price

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

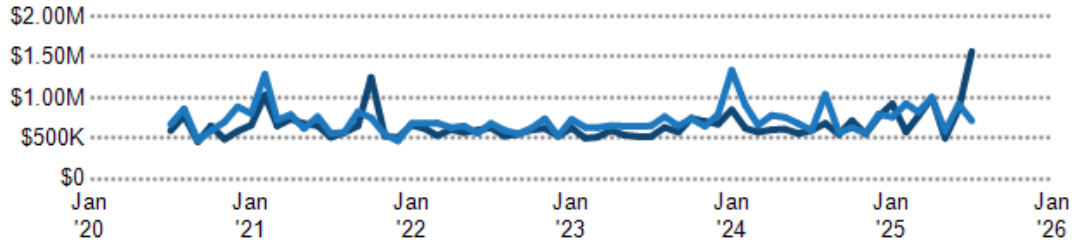
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

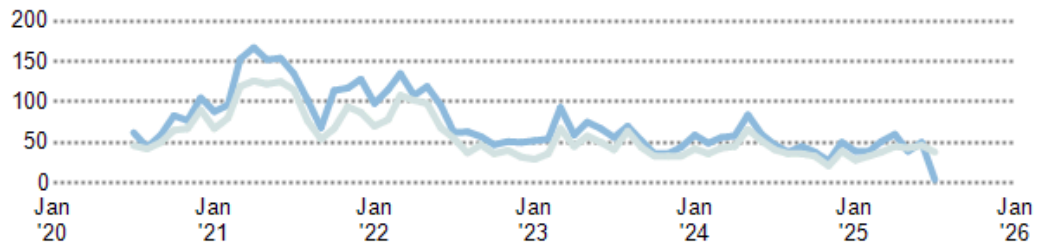
Update Frequency: Monthly

- 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

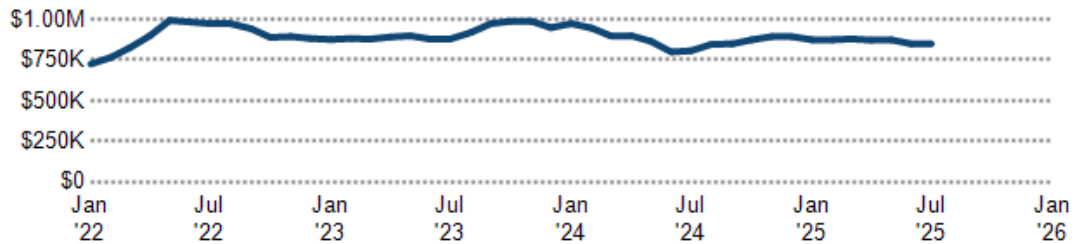
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

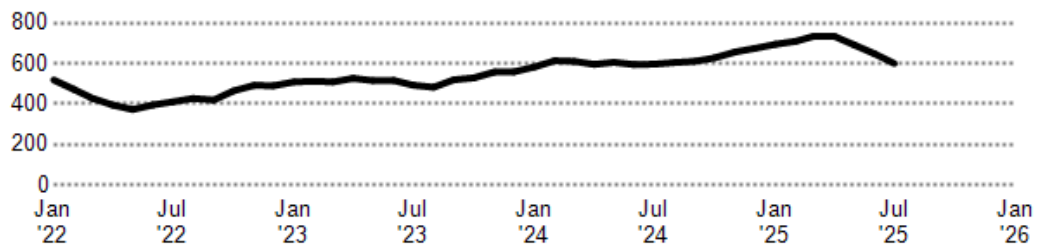
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



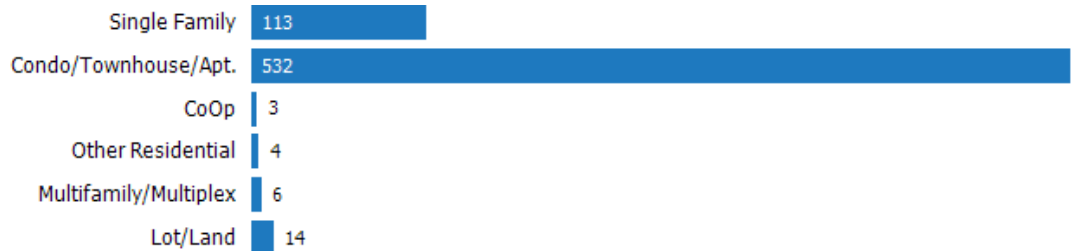
Listing Inventory

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

Foreclosure **4**

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

This Property

546 sq. ft. \$325,840

Comps

1,000 - 1,200 sq. ft. \$369,000

< 1,000 sq. ft. \$324,833

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

■ This Property
■ Comps

This Property

\$326K 1

Comps

\$350K - \$400K 2

\$300K - \$350K 1

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

\$596 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

\$326K 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



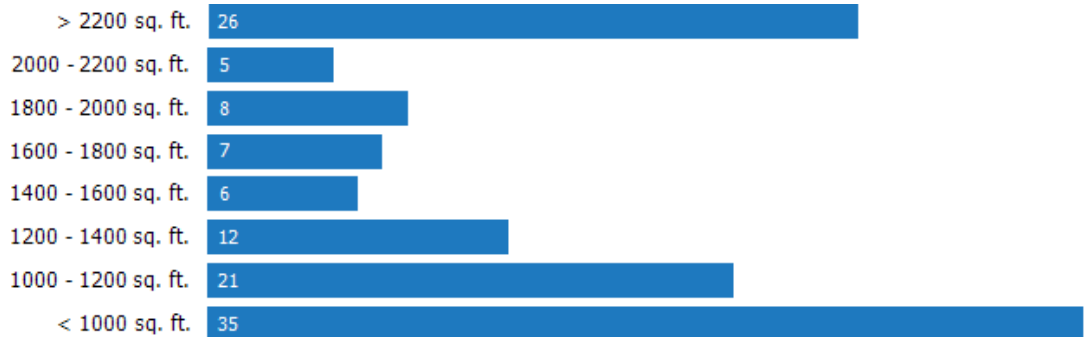
Size of Homes Sold

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	14.4K	81.3K	2.69M	21.9M	332M
Population Density per Sq Mi	6.49K	10.6K	1.41K	409	94
Population Change since 2020	-0.9%	-1.9%	+1.2%	+5.8%	0%
Median Age	41	42	41	43	39
Male / Female Ratio	51%	52%	49%	49%	50%

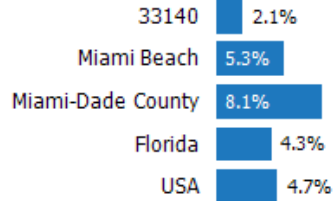
Education Levels of Population

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

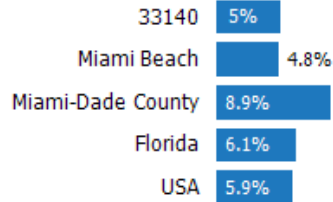
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

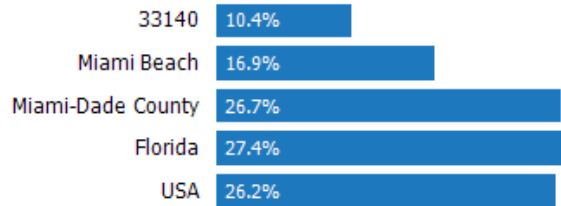
Less Than 9th Grade



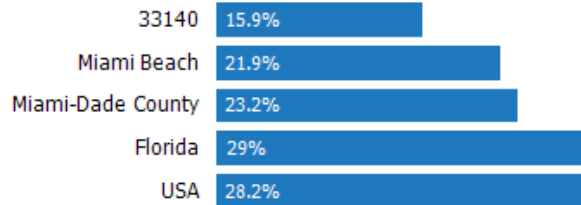
9-12th Grade/No Diploma



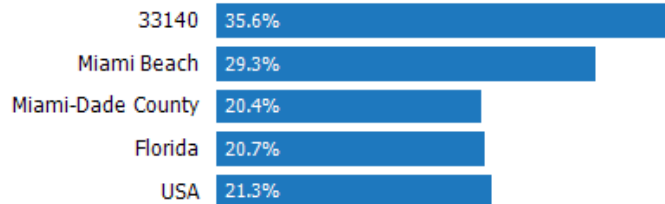
High School Graduate



Associate Degree



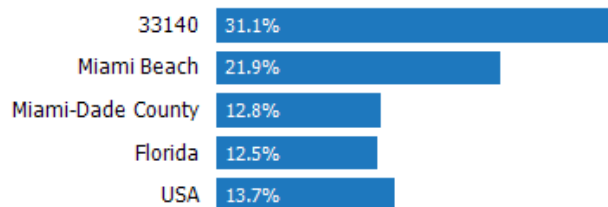
Bachelor's Degree



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



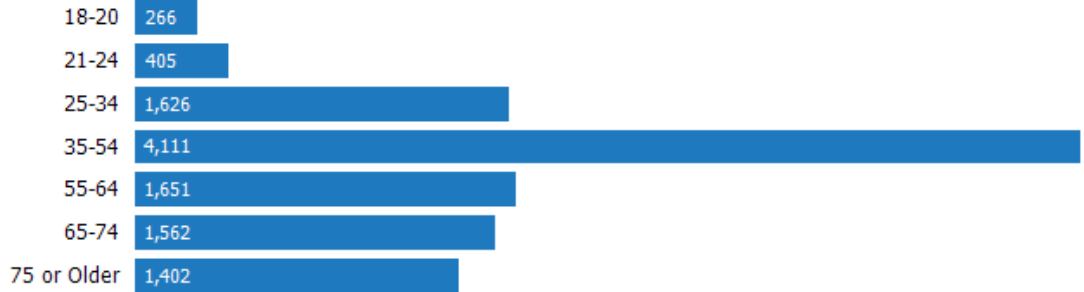
Population of Adults by Age Group

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



■ 33140

Neighborhood: Economic Stats and Charts

	33140	Miami Beach	Miami-Dade County	Florida	USA
Income Per Capita	\$92,941	\$72,301	\$37,858	\$41,055	\$43,289
Median Household Income	\$107,766	\$67,014	\$68,694	\$71,711	\$78,538
Unemployment Rate	–	2.1%	2.4%	3.9%	4.1%
Unemployment Number	–	1.01K	35.1K	439K	7.01M
Employment Number	–	46.7K	1.4M	10.8M	163M
Labor Force Number	–	47.7K	1.44M	11.2M	170M

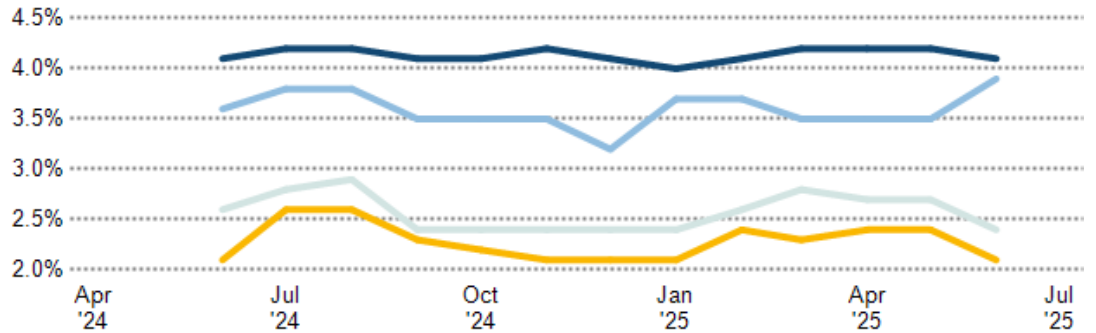
Unemployment Rate

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)	–	27	31	28	27
Water Quality - Health Violations	–	–	0	–	–
Water Quality - Monitoring and Report Violations	–	–	1.33	–	–
Superfund Sites	0	0	15	91	2,466
Brownfield Sites	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-	A-
Total Enrollment	937	334,090
Students per Teacher	18:1	25:1
Students in Free Lunch Program	25%	56%
Academic Grade	A	B+
Average GPA	-	3.38 (out of 76351 responses)
Math Proficiency	77%	55%
Reading Proficiency	79%	56%
Gifted Students	53%	-
AP Enrollments	-	-
Graduation Rate	-	90%
Average ACT Score	-	23 (out of 7856 responses)
Average SAT Score	-	1,140 (out of 29508 responses)
Teacher Grade	A-	B+
Average Teacher Salary	\$63,065	\$63,065
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

Community Reviews for this School

Posted: 11/13/2024 by Parent

My son is in fifth grade, he has been attending since second grade. They have supported him, taught him, and cared about him.

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	Miami-Dade County Public Schools
Overall Grade	B+	A-
Total Enrollment	918	334,090
Students per Teacher	25:1	25:1
Students in Free Lunch Program	44%	56%
Academic Grade	B+	B+
Average GPA	–	3.38 (out of 76351 responses)
Math Proficiency	53%	55%
Reading Proficiency	56%	56%
Gifted Students	30%	–
AP Enrollments	–	–
Graduation Rate	–	90%
Average ACT Score	–	23 (out of 7856 responses)
Average SAT Score	–	1,140 (out of 29508 responses)
Teacher Grade	B+	B+
Average Teacher Salary	\$63,065	\$63,065
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.

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

Overall Grade

B+

Total Enrollment

2,175

Students per Teacher

24:1

Students in Free Lunch Program

40%

Academic Grade

B+

Average GPA

3.41 (out of 1617 responses)

Math Proficiency

35%

Reading Proficiency

56%

Gifted Students

15%

AP Enrollments

-

Graduation Rate

94%

Average ACT Score

27 (out of 204 responses)

Average SAT Score

1,190 (out of 592 responses)

Teacher Grade

B

Average Teacher Salary

\$63,065

Teachers in 1st or 2nd Year

6%

Miami-Dade County Public Schools

A-

334,090

25:1

56%

B+

3.38 (out of 76351 responses)

55%

56%

-

-

90%

23 (out of 7856 responses)

1,140 (out of 29508 responses)

B+

\$63,065

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: 3/24/2025 by Senior

Ive had a great experience at Miami Beach Senior High. I became apart of the family my Sophomore Year and have loved it ever since.

Posted: 3/5/2025 by Senior

Miami Beach Senior High School is a great school with many opportunities. As a senior, my experience has been unique and full of new moments. Everything is new to me since I moved to the U.S. in 2024, making each day a learning experience. I was a top student in my country, and I knew that despite the changes in the system and language, I would remain the same. I stay focused on my goals and dreams, adapting while maintaining my academic excellence. I love the school's diversity, activities, and supportive teachers. The resources available help students grow academically and personally. One of the best parts of my experience has been my adaptability and resilience. Despite challenges, I have stayed motivated. This school has given me the chance to keep growing, proving that with effort and determination, anything is possible.

Posted: 2/24/2025 by Junior

"MBSH tends to do well if you're in an advanced course such as AP or IB because the teachers care and overall it fosters a good environment. If you're in ""normal"", intensive or ESOI classes it's as if you're left behind in a way and you don't get the same support from administration."

Posted: 1/3/2025 by Senior

I have enjoyed my 4 year that i have been in this school. It has great programs the teachers are great and i feel safe in this school .

Posted: 10/5/2024 by Alum

I had an excellent overall experience at Miami Beach Senior High. My experience on the baseball team was the highlight of my four years. Every practice and game was something I eagerly anticipated, and the coaches contributed to my development as a player. They helped me grow to the point where I started getting offers from colleges. However, managing a few students who occasionally caused problems around the school was the worst part of my experience. The school spirit at Miami Beach Senior High is something I would like to see improve. Particularly when it comes to athletics, the school might promote stronger unity and spirit. Increased togetherness could improve each student's high school experience as a whole. Academically, the IB curriculum proved to be extremely beneficial. It helped me get ready for college and made the adjustment much easier. All in all, Miami Beach Senior High was a fun and influential experience for me.

Estimated Property Equity



 1 Beds
  1 Baths
  546 Sq Ft
  - Sq Ft

Estimated Property Equity	
Property Value	\$299,000
	-
Estimated Equity	-
Updated: N/A	

Estimated equity is a calculation of the property value minus the estimated loan(s) payoff amount, which is based on the loan term, loan interest rate, loan start date and using a standard amortization schedule. The payoff amount is not guaranteed to be accurate.

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