

AN IN-DEPTH ANALYSIS OF SOUTH FLORIDA'S NEW DEVELOPER CONDOMINIUM INVENTORY

# MIAMI REPORT

UPDATED THROUGH MAY 31, 2011

THE  
**NEXT**  
**CHAPTER**  
BEGINS

 RELATED ISG



# In The News

*Wall Street Journal - May 20, 2011*

## **THE NEW GLOBAL CITY**

**"In the Greater Miami area, nearly 60% of all sales last year were to buyers from overseas. For sales of newly built condos downtown, that figure jumps to 90%."**

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*Wall Street Journal - May 25, 2011*

## **SALES BUOY HOPES FOR HOUSING MARKET**

**"New-home inventory, or the number of new residences on the market, fell to 175,000 nationwide in April, the lowest level on record."**

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# HEAD LINES

**South Florida Business Journal - May 13, 2011**  
**PEREZ GROUP LAUNCHES PRESALES FOR  
APOGEE BEACH, A PROPOSED CONDO TOWER  
IN HOLLYWOOD.**

**South Florida Business Journal - April 28, 2011**  
**MIAMI MAYOR ENDORSES BRICKELL CITICENTRE**  
Miami Mayor Tomas Regalado on Thursday announced  
his support of Swire Properties' planned six-tower Brickell  
CitiCentre project, 4.6 million-square-foot development.

**Miami Herald - May 27, 2011**

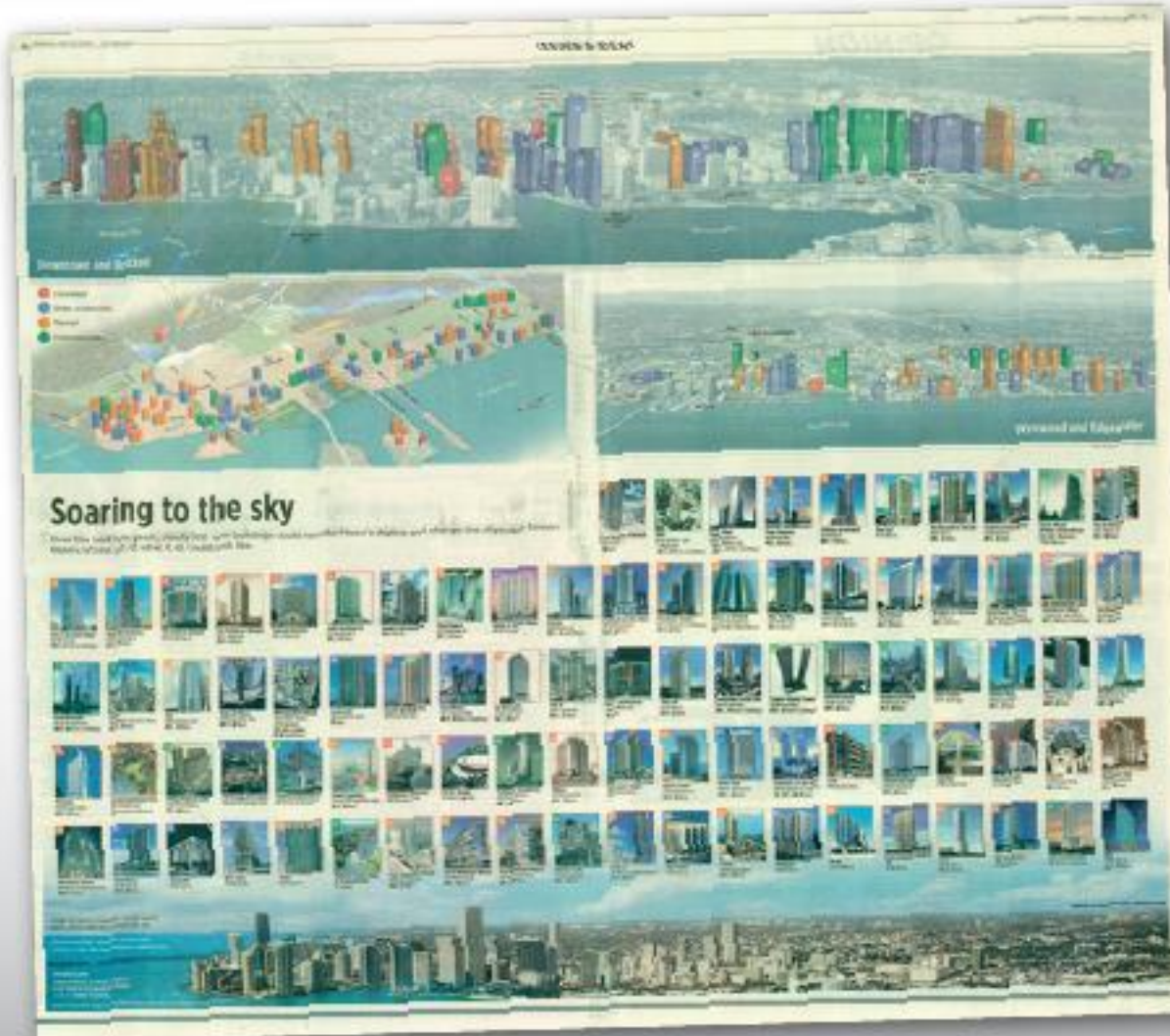
**MIAMI HERALD BUILDING, LAND SOLD TO DEVELOPER**

In a \$236 million deal, the Miami Herald's parent company announced Friday the sale of 14 acres surrounding the newspaper - as well as the bayside building - to a subsidiary of one of the largest developers of resorts and casinos in the world. (The McClatchy Company and Bayfront 2011 Property LLC, a subsidiary of Genting Malaysia Berhad)

# The Miami Herald

May 2005

According to the Miami Herald in May 2005 **62,000 condo units** were **proposed to be built** in the Downtown and Brickell areas.



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# DOWNTOWN MIAMI & BRICKELL

## Available Developer Inventory of Condos built from 2005-2009

As of June 1, 2011

**17,502**



TOTAL  
INVENTORY  
BUILT

**10,130**



AS OF  
JANUARY  
2009

**6,138**



AS OF  
JANUARY  
2010

**4,456**



AS OF  
JANUARY  
2011

**3,595**



AS OF  
JUNE  
2011

# THE MIAMI BEACHES

*(South Beach, Miami Beach, Bal Harbour,  
Sunny Isles, Aventura, Hallandale/Hollywood Beach)*

**10,001**



TOTAL  
INVENTORY  
BUILT

**5,009**



AS OF  
JANUARY  
2009

**3,778**



AS OF  
JANUARY  
2010

**1,934**



AS OF  
JANUARY  
2011

**1,450**



AS OF  
JUNE  
2011

## Available Developer Inventory of Condos built from 2005-2009

*As of June 1, 2011*

# GREATER FORT LAUDERDALE

## Available Developer Inventory of Condos built from 2005-2009

*As of June 1, 2011*

**5,135**



TOTAL  
INVENTORY  
BUILT

**1,681**



AS OF  
JANUARY  
2009

**1,114**



AS OF  
JANUARY  
2010

**561**



AS OF  
JANUARY  
2011

**231**



AS OF  
JUNE  
2011

# DOWNTOWN MIAMI & BRICKELL - BUILDING BY BUILDING

THE REALITY IS: 62 BUILDINGS. 80% SOLD. ONLY 3,595 UNITS REMAIN.



\*Representing Buildings Built from Mid 2005 through Dec. 31, 2009

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**RELATED ISG**

- 100% SOLD OUT
- 75%-99% SOLD OUT
- 50%-74% SOLD OUT
- Under 50% SOLD OUT

## BRICKELL

1. 500 Brickell East - 500 Brickell Ave.
2. 500 Brickell West - 55 SE 6 St.
3. 1060 Brickell - 1050 Brickell Ave.
4. 1050 Brickell - 1060 Brickell Ave.
5. Asia Brickell Key - 900 Brickell Key Blvd.
6. Axis South - 79 SW 12 St.
7. Axis North - 1111 SW 1st Ave.
8. Brickell on the River North - 31 SE 5th St.
9. Brickell on the River South - 41 SE 5th St.
10. Brickell Station Villas - 100 SW 10th St.
11. Brickell View West - 1723 SW 2nd Ave.
12. Habitat One - 1701 SW 2nd Ave.
13. Icon Brickell Tower I - 465 Brickell Ave.
14. Icon Brickell Tower II - 495 Brickell Ave.
15. Infinity on Brickell Condo - 60 SW 13th St.
16. Latitude on the River - 185 SW 7th St.
17. Lofts on Brickell I - 1528 Brickell Ave.
18. Lofts on Brickell II - 1650 Biscayne Blvd.
19. Los Surcos De Brickell - 145 SW 11th St.
20. Neo Velitka - 690 SW 1st Ct.
21. One Plaza West Brickell - 1800 SW 1st Ave.
22. Park View Towers - 115 SW 11 St.
23. Plaza on Brickell North - 950 Brickell Bay Dr.
24. Plaza on Brickell South - 951 Brickell Bay Ave.
25. Solaris Condo Brickell Miami - 186 SE 12th Terr.
26. The Emerald Condo Brickell - 218 SE 14th St.
27. The Sail on Brickell - 170 SE 14th St.
28. Westroy Icon Brickell - 485 Brickell Ave.

## CENTRAL BUSINESS DISTRICT

29. 50 Biscayne - 50 Biscayne Blvd.
30. Capital Lofts - 117 NE 2nd St.
31. Epic West - 200 Biscayne Way
32. Wiscayne South - 253 NE 2nd St.
33. Wiscayne North - 244 Biscayne Blvd.
34. Flagler First Condo - 101 E. Bayler St.
35. Ivy Miami Condo - 90 SW 3rd St.
36. Met One Condo - 300 S. Biscayne Blvd.
37. Mini Condo - 92 SW 3rd St.
38. The Loft Downtown II - 133 NE 2nd Ave.
39. Windby Neo - 350 S. Miami Ave.

## MEDIA & ENTERTAINMENT

40. City 24 - 350 NE 24th St.
41. Opela Tower - 1750 N. Bayshore Dr.

## PARK WEST

42. 900 Biscayne - 900 Biscayne Blvd.
43. Marina Blue - 888 Biscayne Blvd.
44. Malquis Condo - 1100 Biscayne Blvd.
45. Ten Museum Park - 1040 Biscayne Blvd.

## WYNWOOD-EDGEWATER

46. Cynelji - 2700 N. Miami Ave.
47. Edgewater Lofts - 2200 NE 4th Ave.
48. Gallery Art - 333 NE 24th St.
49. Midblock - 3250 NE 1st St.
50. Midtown II (Mid-rise) - 3451 NE 1st Ave.
51. Midtown II (Mixed) - 3449 NE 1st Ave.
52. Midtown II (High-rise) - 3470 E. Coast Ave.
53. Midtown III - 3301 NE 1st Ave.
54. Moon Bay - 520 NE 29th St.
55. New Wave - 725 NE 22nd St.
56. Onyx on the Bay - 665 NE 25th St.
57. Palmetto - 425 NE 30th St.
58. Paramount Bay - 2066 N Bayshore Dr.
59. Platinum - 480 NE 30 St.
60. Quorum on the Bay - 1900 N Bayshore Dr.
61. Seal Lofts on the Bay - 712 NE 25th St.
62. The 1900 Club - 1800 N Bayshore Dr.

# SOUTH BEACH & MIAMI BEACH

26 Buildings Built

2,572 Units Delivered

1,743 Units Sold

(374 Units On Hold or Construction Suspended)

**ONLY 829 UNITS REMAIN**



- 100% SOLD OUT
- 75%- 99% SOLD OUT
- 50%- 74% SOLD OUT
- Under 50% SOLD OUT

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RELATED ISG

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# AVENTURA

10 Buildings Built

1,698 Units Delivered

1,557 Units Sold

**ONLY 141 UNITS REMAIN**

Atrium (2)

Uptown Lofts (Sold Out)

3030 (22)

Eastside (Sold Out)

Artech (18)

Peninsula II (45)

Alaqua (Sold Out)

Terzetto (54)

Venture West (Sold Out)  
Venture East (Sold Out)

- 100% SOLD OUT
- 75%- 99% SOLD OUT
- 50%- 74% SOLD OUT
- Under 50% SOLD OUT

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# BAL HARBOUR

2 Buildings Built

725 Units Delivered

611 Units Sold

**ONLY 114 UNITS REMAIN**

Harbour House (13)

St. Regis North Tower (47)  
St. Regis Center Tower (Sold Out)  
St. Regis South Tower (54)

- 100% SOLD OUT
- 75%- 99% SOLD OUT
- 50%- 74% SOLD OUT
- Under 50% SOLD OUT

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# SUNNY ISLES

11 Buildings Built

2,264 Units Delivered

2,033 Units Sold

(130 Units On Hold or Construction Suspended)

**ONLY 231 UNITS REMAIN**

St. Tropez Tower I (6)  
St. Tropez Tower II (18)  
St. Tropez Tower III (72)

Acqualina (Sold Out)

Ocean 4 (Sold Out)

Jade Ocean (22)

Jade Beach (Sold Out)

Turnberry Ocean Colony S (Sold Out)  
Turnberry Ocean Colony N (Sold Out)

Trump Tower I (Sold Out)  
Trump Tower II (Sold Out)  
Trump Tower III (113)

Solis (Suspended)

- 100% SOLD OUT
- 75%- 99% SOLD OUT
- 50%- 74% SOLD OUT
- Under 50% SOLD OUT

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 **RELATED ISG**

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# HALLANDALE/ HOLLYWOOD

9 Buildings Built

2,238 Units Delivered

2,103 Units Sold

**ONLY 135 UNITS REMAIN**

Regent Park (Sold Out)

Radius (Sold Out)

Trump Hollywood (135)

Ocean Palms (Sold Out)

Diplomat (Sold Out)

Beach Club (Sold Out)

Duo East (Sold Out)  
Duo West (Sold Out)

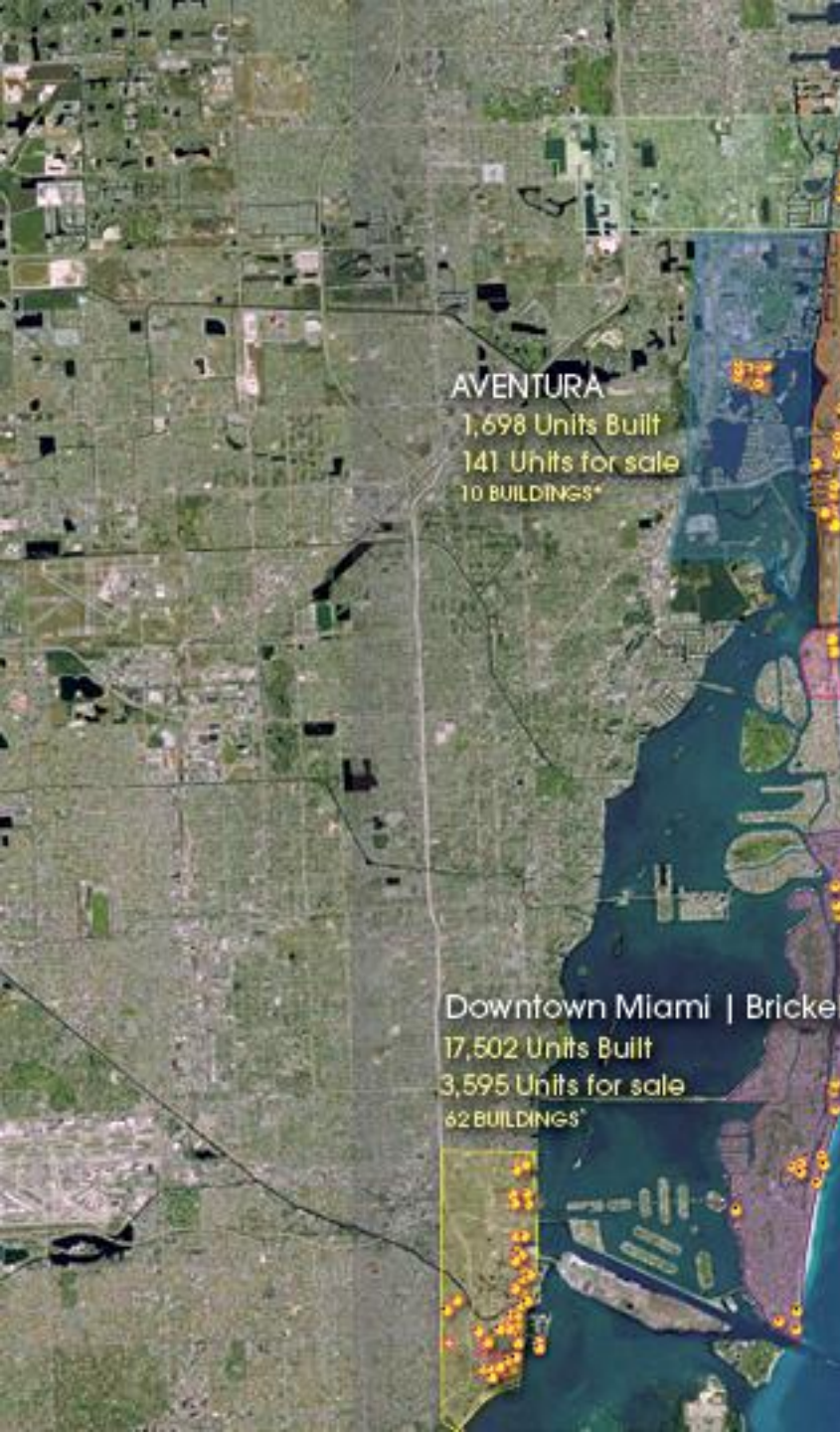
Ocean Marine Yacht Club (Sold Out)

- 100% SOLD OUT
- 75%- 99% SOLD OUT
- 50%- 74% SOLD OUT
- Under 50% SOLD OUT

\*Representing Buildings Built From Mid 2005 through Dec. 31, 2009

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## HALLANDALE | HOLLYWOOD

2,238 Units Built  
135 Units for sale  
9 BUILDINGS\*

## SUNNY ISLES

2,394 Units Built  
231 Units for sale  
11 BUILDINGS\*

## AVENTURA

1,698 Units Built  
141 Units for sale  
10 BUILDINGS\*

## BAL HARBOUR

725 Units Built  
114 Units for sale  
2 BUILDINGS\*

## MIAMI BEACH | SOUTH BEACH

2,946 Units Built  
829 Units for sale  
26 BUILDINGS\*

## Downtown Miami | Brickell

17,502 Units Built  
3,595 Units for sale  
62 BUILDINGS\*

 **RELATED ISG**

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### SUNRISE

1. Artesia
2. Tao Sawgrass

### PLANTATION

3. Veranda

### FORT LAUDERDALE

4. Lauderdale One
5. Lauderdale Tower
6. Le Cercle
7. Porto Venezia

### FORT LAUDERDALE BEACH

8. Sapphire Condominium North
9. Sapphire Condominium South
10. Symphony Tower One
11. Symphony Tower Two
12. Fountains on Ocean Blvd. North
13. Fountains on Ocean Blvd. South
14. Ritz Carlton [Castillo Grand Residences]
15. Las Olas Beach Club
16. The Vue North
17. The Vue South

### DOWNTOWN FORT LAUDERDALE

18. Nola Lofts
19. Strada 315
20. Foundry Lofts
21. The Mills Lofts
22. Avenue Lofts Condo Two
23. Avenue Lofts Condo Three
24. Avenue Lofts Condo Four
25. Avenue Lofts Condo Five
26. Coconut Grove Residences

### LAS OLAS

27. Aria
28. Place Des Arts
29. 45 Hendricks
30. The Meritage
31. Las Olas by the River
32. Nu River Landing
33. 350 Las Olas Place
34. Las Olas Grand
35. Watergarden
36. Las Olas River House
37. Sole at Fort Lauderdale
38. The Port Condo
39. Waverly at Las Olas

# GREATER FORT LAUDERDALE

39 Buildings Built

5,135 Units Delivered

4,904 Units Sold - Over 95%

**ONLY 231 UNITS REMAIN**

- 100% SOLD OUT
- 75%- 99% SOLD OUT
- 50%- 74% SOLD OUT
- Under 50% SOLD OUT

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