

Foreclosed Properties

NEO Vertika

690 SW 1st. CT. #2330 Miami, FL 33130



Balcony



Kitchen



Lobby



Lobby



Pool



Waterfront Loft in the heart of Brickell / Miami.

Was foreclosed by lender, now owned free and clear

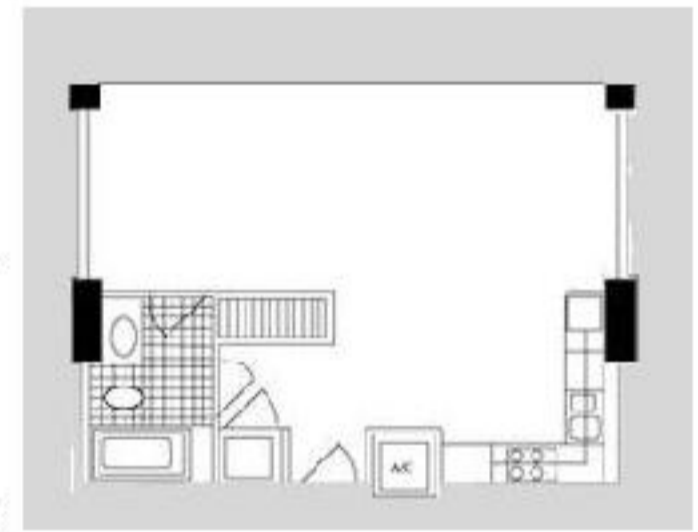
This is a flat/loft on the 23rd floor of Neo Vertika. One can easily divide the space to separate the bedroom from the living room & kitchen. This unit has a west view of the pool and the City of Miami. All of the appliances are in excellent condition and the unit is move-in ready.

Neo Vertika is cutting-edge form and function that works for how you want to live. Awaken to a breathtaking view of Biscayne Bay or the Miami skyline just outside your window. Go for a swim in the private resort-style heated pool as the city comes to life all around you. A state-of-the-art fitness center is also at your disposal for an invigorating workout. Then dash off to your nearby office or to your favorite restaurant for a business meeting. The newest loft project on the Miami River - Neo Vertika stands as a landmark for new cutting edge architectural design and functional use of space which glimmers with originality and individuality - reflective of its residents. Steps from Mary Brickell Village and in the middle of the Miami River renaissance, there is no better time to invest in this beautiful, fresh development.

This is not a short sale. This property is owned free and clear without a mortgage. It has gone through foreclosure process; the title has been cleaned. The condo is in great condition ready to move in today.

Unit Specifications:

Bedrooms	Loft (1)
Baths	1
Floor to ceiling glass	Yes
Flooring	Wood
Living Area	638 SqFt
Total Area	794
Monthly HOA	\$337.22
Property Tax	2% of assessed value
Parking	1 space included, valet for guests
Rentals	Permitted
Pets	Permitted



Highest Closed-Sale (Similar Unit): \$295,000 (unit 2321)

This unit (2330) originally sold for: \$260,000

OWN IT FOR ONLY: \$135,000

*Cash Purchase

Why is this a deal? Look at these comparables:

SOLD			FOR SALE		
Unit	Date Sold	Price Sold	Available now	Price	Notes
# 603	04/21/2008	\$225,000	# 1230	\$159,000	available now lower floor
# 607	04/21/2008	\$220,000	# 1825	\$195,000	available now lower floor
# 1030	03/18/2009	\$145,000	# 603	\$165,000	available now lower floor
# 1021	07/31/2008	\$195,000	# 607	\$165,000	available now lower floor
			# 303	\$169,900	available now lower floor
			# 703	\$179,000	available now lower floor

RENT RATES

Only 11 available, asking \$1200-\$1300 per month for comparable units.

Building Features (Subject to change):

Type: Condo	• Pool
Prices: \$120,000 - \$520,000	• Spa
Year Built: 2007	• Fitness Center
Sizes: 602 - 1,337 sq ft	• Club House
Bedrooms: STUDIOS to 3	• Billiard
Waterfront: No	• Library
Pets: Yes - Restrictions	• Security
Rent: Yes	• Bar
Total Units: 443	• Business Center/
Number of Stories: 36	Conference Room
Maintenance: \$0.52 (price per SqFT)	• Storage

