

## Rental Information

As of 08/08/2012



<b>Property Name</b>	TWO SOUTH SHORE DRIVE
<b>Location</b>	TWO South Shore Drive Miami Beach, Fl 33341
<b>Occupancy Type</b>	Apartment
<b>Property Description</b>	This property is a 16 unit, 2-story walkup apartment building that contains 7 one-bedroom apartments, 8 two bedroom two bath apartments and 1 three bedroom two bath apartment. It is located in the Normandy Isles neighborhood of Miami Beach.
<b>Gross Building Area</b>	13,330 square feet
<b>Number of Rental Units</b>	16
<b>Year Built</b>	1953
<b>Building Occupancy</b>	95.00%
<b>Building Amenities</b>	Parking, Security, Indoor Parking, Extra Storage, Community Rm/Bus.Ctr, Fitness Center, Laundry Room, Pool/Playground
<b>Unit Amenities</b>	Hardwood Flooring, Central Air, Fireplace
<b>Utilities Included</b>	Heat, Electric, Trash
<b>Appliances</b>	Dishwasher, Range/oven, Washer/dryer

### Rental Unit Summary

Units	Size	Rooms	Bdrms	Baths	Annual Rent	Per Unit	Per Month	Per Room
5	850	4	1	1.00	\$11,400	\$13.41	\$950	\$238
10	1,100	5	2	1.50	\$13,200	\$12.00	\$1,100	\$220
1	1,200	6	3	2.00	\$14,400	\$12.00	\$1,200	\$200

## Rental Unit Descriptions

### One Bedroom Apts.

Description	The building contains 5 one-bedroom apartment units. Each unit consists of a living room, dining room, small kitchen, one bedroom and one full bath. The units have recently been renovated. All units centrally heated and cooled. Each unit contains approximately 900 square feet.			
Space Classification	Apartment			
Number of Units	5			
Unit Square Feet	850			
Number of Rooms	4			
Number of Bedrooms	1			
Number of Baths	1.00			
Lease Term	Year to Year			
Estimated Rental	<b>Annual</b>	<b>Per s.f.</b>	<b>Per Month</b>	<b>Per Room</b>
	\$11,400	\$13.41	\$950.00	\$237.50
Renewal Options	None			
Expense Responsibility	All expenses, including utilities, are paid by the owner.			

### Two Bedroom Apts.

Description	The building contains 10 two-bedroom apartment units. Each unit consists of a living room, dining room, small kitchen, one large bedroom, one small bedroom and two full baths. The units have recently been renovated. All units centrally heated and cooled. Each unit contains approximately 1,200 square feet.			
Space Classification	Apartment			
Number of Units	10			
Unit Square Feet	1,100			
Number of Rooms	5			
Number of Bedrooms	2			
Number of Baths	1.50			
Lease Term	Year to year			
Estimated Rental	<b>Annual</b>	<b>Per s.f.</b>	<b>Per Month</b>	<b>Per Room</b>
	\$13,200	\$12.00	\$1,100	\$220.00
Renewal Options	None			
Expense Responsibility	All expenses are paid by the owner.			

### Three Bedroom Apts.

Description	The building contains 1 three-bedroom apartment unit that consists of a living room, dining room, small kitchen, one large bedroom, two small bedrooms, and two full baths. The units have recently been renovated. All units centrally heated and cooled. Each unit contains approximately 1,200 square feet.			
Space Classification	Luxury Apartment			
Number of Units	1			

Unit Square Feet	1,200
Number of Rooms	6
Number of Bedrooms	3
Number of Baths	2.00
Lease Term	Year to year
Estimated Rental	<b>Annual</b> <b>Per s.f.</b> <b>Per Month</b> <b>Per Room</b>
	\$14,400    \$12.00    \$1,200    \$200.00
Renewal Options	None
Expense Responsibility	All expenses are paid by the owner.
General Comments	The three bedroom units would be described as "luxury" units that contain upgraded amenities and a log burning fireplace.

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