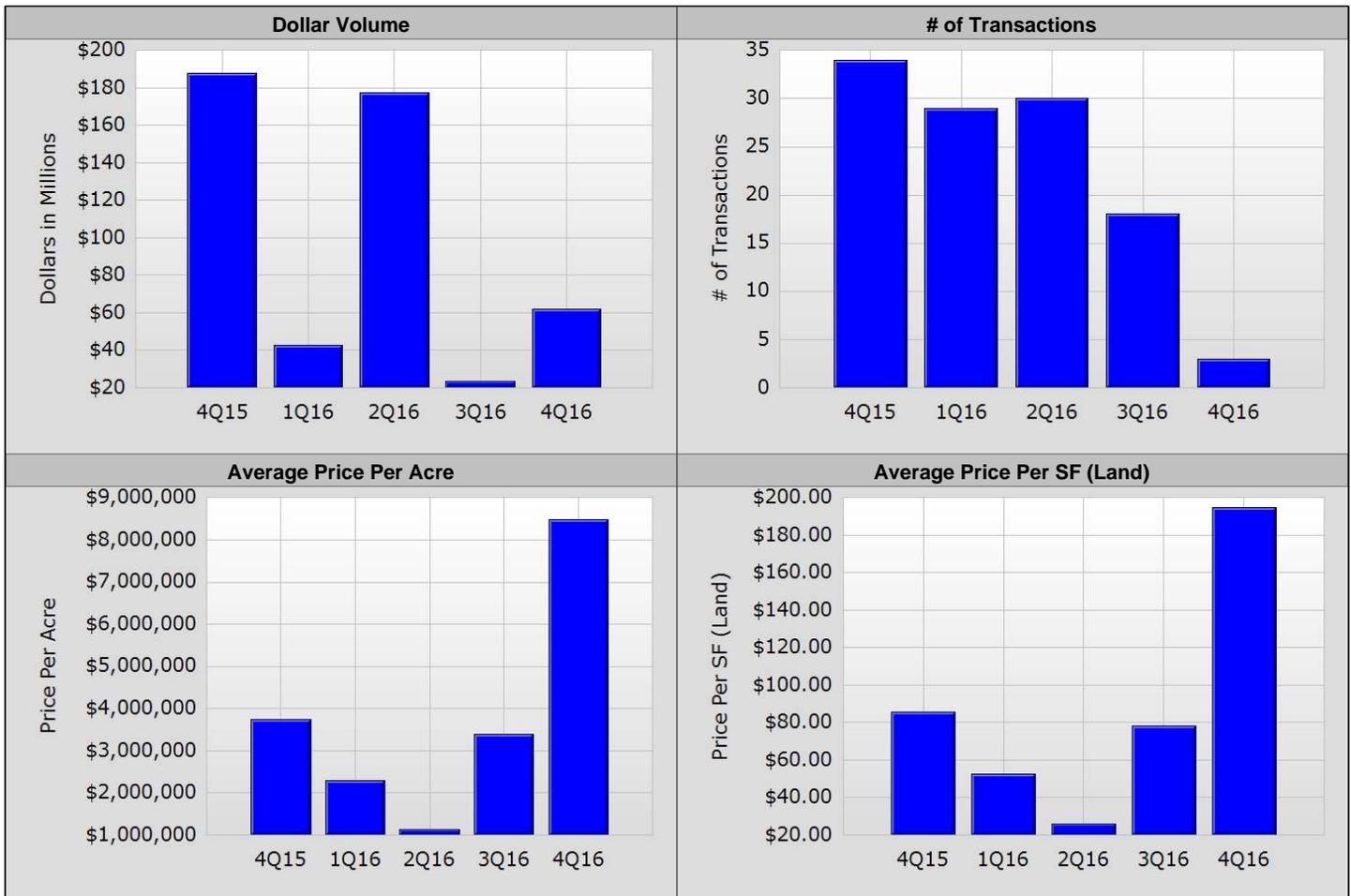


Trend Report - Miami-Dade Vacant Land



Report Time Frame: 10/1/2015 - 11/11/2016

Legend:

Current Survey

Sold Transactions █

Time Interval - Quarterly

Sold Transactions	
Number of Transactions	114
Total Dollar Volume	\$493,989,525
Total Bldg Square Feet	0
Total Land in Acres	244.62
Total Land in SF	10,655,647
Average Price	\$4,532,014
Average Number of SF	0
Average Price Per Bldg SF	-
Median Price Per SF	-
Average Number of Acres	2.15
Average Number of SF(Land)	93,471
Average Price Per Unit	-
Median Price Per Unit	-
Average Number of Units	-
Average Price Per Acre	\$2,046,946
Average Price Per SF(Land)	\$46.99
Median Price Per Acre	\$1,969,697
Median Price Per SF(Land)	\$45.22
Actual Cap Rate	-

Survey Criteria

basic criteria: Type of Property - **Land**; Sale Status - **Sold**; - **Exclude All Bulk Portfolio Sales**; Return and Search on Portfolio Sales as Individual Properties - **Yes**; - **Exclude All Multiple Property Sales**; Exclude Non-Arms Length Comps - **Yes**

property criteria: Exclude Detrimental Conditions - **Yes**

#1

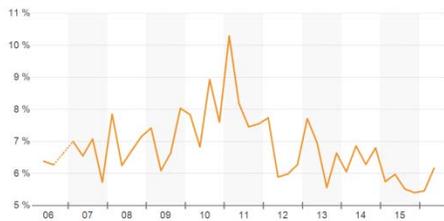
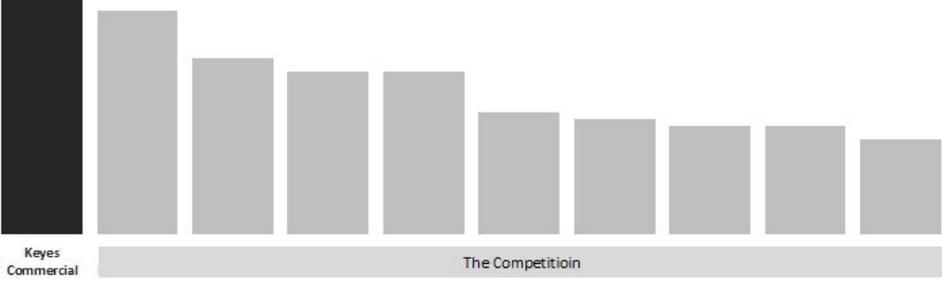
**Broker Market Share
Commercial Improved
Closed Sales**

Miami MLS
Year Ending December 31, 2015

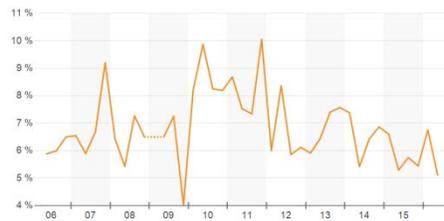


James Hawkins

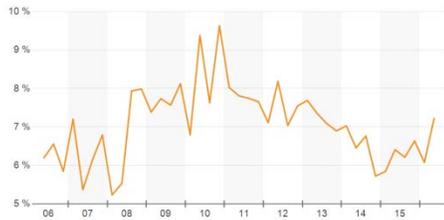
Commercial Real Estate Investment Sales
Keyes Commercial Realty
786.581.7990



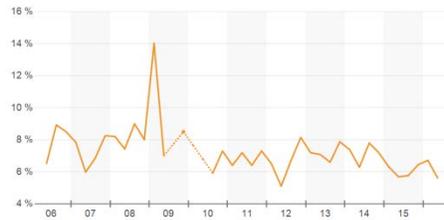
Retail Cap Rate



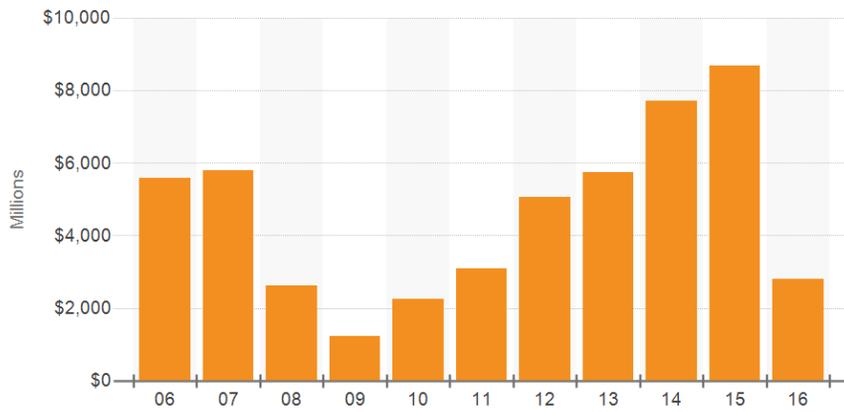
Office Cap Rate



Multifamily Cap Rate



Industrial Cap Rate



Sales Volume

Cap rate and sales volume charts are for Miami-Dade County, courtesy of Costar as of May, 2016