



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 12 Issue 10

A Newsletter for the Residents of the Brickell Place Phase I Condominium Association

March 2019

Brickell Place Phase I Association, Inc.

1901 Brickell Ave.

Miami, Florida 33129

<https://brickellplace.mybuilding.org>

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 Housekeeping Sup. Armando Pacheco
 Valet Supervisor Humberto Zelaya
 Security Supervisor Omar Morales

IMPORTANT NUMBERS

Main 305-854-5343
 Fax 305-854-0466
 Management Option 1
 Front Gate Option 2
 Security Option 3
 Receiving Option 4
 Valet Option 5
 Maintenance Option 6
 Emails manager@brickellplace.net
 assistant@brickellplace.net

OFFICE HOURS

Monday - Friday 8:30 am - 5:00 pm

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Management Corner

Lobby Refresh

The Association is very happy to announce that the refresh of the lobbies has been completed. The newly acquired furniture made of genuine leather and linen blend fabric is from CB2 in Miami Beach. We have all been waiting for this lobby refresh to make the property look even more beautiful and updated. We kindly ask you to take care of it, and respectfully ask the ESA and Service Animal Owners to prevent them from sitting on the sofas.

Again, we thank you for your participation during the selection process and the patience we consistently receive from each of you.



Welcome Spring!

Spring time is almost upon us! We know that you will be spending ample time on your balconies relaxing and taking in the beautiful Miami weather! As a reminder, we ask that when you are cleaning your balconies, please do not sweep, mop, pour water, etc. over the edge of your balconies, since you have neighbors below. This is a hazard and could be an inconvenience to them. We thank you for your cooperation!



Continued on page 2

Manager (cont. from page 1)

GENERAL INFORMATION
Get Ready for Tax Time

The first step to preparing your taxes is organization of your records. It's can be easy if you remember just a few tips. Make sure that all your records are easily accessible and sorted. Be sure to gather every statement you've received from your employer and from the government, both state and federal, including W-2s, 1099s, interest earned statements, interest paid statements, and your tax return booklet with label. You will also need notices of distributions from partnerships, estates, or trusts, records of unemployment insurance or social security benefits, and the Social Security numbers for you, your spouse, and all your dependents. Although this list is not comprehensive, it is a good start on a way to preparing for your tax preparation.

Sort through receipts and keep ones that may qualify as deductions, including business expenses, moving expenses, childcare costs, anything related to a home office, medical expenses, and charitable contributions. Organize your records according to type and sort them using file folders for easy access.

If you are using an accountant to prepare your taxes, be sure to bring along copies of your last few years returns to check for accuracy. And make sure to make your appointment early enough to allow for time to complete your tax return. To speed up the processing of your tax return even more, consider filing electronically.

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"FOR YOU WE GO THE XTRA MILE"

FOR SALE - 29 UNITS

Bedrooms	Total Units	Price Range
3BR	4 UNITS	\$1.2K - \$1.5M
2BR	16 UNITS	\$399K - \$1.6M
1BR	10 UNITS	\$254K - \$345K

FOR RENT - 16 UNITS

Bedrooms	Total Units	Price Range
3BR	0 UNITS	\$0
2BR	8 UNITS	\$2,600 - \$4,700
1BR	8 UNITS	\$1,800 - \$2,000

SOLD MOST RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1203	1/1/1	\$335,000	\$325,000	Feb-19
A1607	1/1/1	\$330,000	\$300,000	Oct-18
B801	2/2	\$525,000	\$485,000	Sept=18
B407	1/1/1	\$319,000	\$305,000	Aug-19
C401	2/2	\$530,000	\$520,000	Sep-19
D2304	1/1/1	\$270,000	Pending	Feb-19
D703	1/2	\$345,000	\$310,000	Nov-18
D912	2/2	\$490,000	\$467,500	Nov-18
D501	2/2	\$499,000	\$460,000	Oct-18

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	24
UNITS SOLD (6 months)	10
AVERAGE DAYS ON MKT	101 DAYS
AVERAGE SOLD \$/SQFT	\$291/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	7
UNITS SOLD (6 months)	8
AVERAGE DAYS ON MKT	97 DAYS
AVERAGE SOLD \$/SQFT	\$318/SQFT



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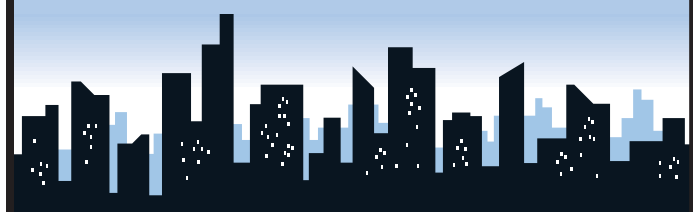
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George Camacho
305.910.2079
George.Camacho@suddath.com



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