

525 NW 23 AVENUE • MIAMI, FL 33125

HOW TO SUBMIT AN OFFER & PROPERTY RECORD VERIFICATION

PRICE ADJUSTMENT: \$749,900 | RECENT APPRAISAL: \$765,000

The asking price is \$15,100 below the recent appraisal, which supports the 4-bedroom/3-bath configuration.

OFFER SUBMISSION

- Property is Seller-occupied. Showings are by confirmed appointment only. Please do not go to the property without a confirmed appointment.
- Please review the MLS listing, Seller's Property Disclosure and all available MLS attachments before preparing or submitting an offer.
- Submit a complete, workable offer package, including proof of funds or current pre-approval/DU and all applicable financing addenda or riders.
- Seller requires approximately 45–60 days to close and vacate after going under contract. Property is to be delivered vacant at closing; no post-occupancy.
- All offers, counteroffers and material terms are subject to the mutual agreement and signatures of both Sellers.

PROPERTY INFORMATION / BUYER DUE DILIGENCE

Miami-Dade Property Appraiser currently reflects **4 bedrooms / 3 bathrooms**, one story, **1,871 SF Actual Area, 1,586 SF Living Area, 1,554 SF Adjusted Area**, and a **5,200 SF lot**. Buyer and Buyer's Agent must independently verify all measurements, bedroom/bathroom configuration and other information material to Buyer's purchase.

Seller recently obtained an appraisal of **\$765,000** supporting the 4-bedroom/3-bath configuration. The property is now offered at **\$749,900**. Because third-party/public databases may display differing information, Buyer and Buyer's Agent should complete their own due diligence through Realist, iMapp, Miami-Dade/City records, appraisal and any other sources they deem appropriate before submitting an offer.

CITY OF MIAMI iBUILD — PUBLIC PERMIT / PROCESS RECORDS

The attached City of Miami Global Inquiry report lists the following master processes for 525 NW 23 AV. **Click each blue process number** to open its corresponding City of Miami record.

CLICKABLE PROCESS	SCOPE	CREATED	PERMIT NO.	CITY STATUS
BD21-018488-001	BUILDING ROOFING	Aug/16/2021	BD21-018488-001-BR001	Final — Master permit is final; all inspections finalized.
BD21-008338-001	REMODELING / REPAIRS	Apr/19/2021	BD21-008338-001-B001	Final — Master permit is final; all inspections finalized.
BD19-002215-001	BUILDING ROOFING	Feb/07/2019	BD19-002215-001-BR001	Final — Master permit is final; all inspections finalized.
BD15-017039-001	DEMOLITION	Dec/09/2015	BD15-017039-001-B001	Final — Master permit is final; all inspections finalized.
BD15-014459-001	REMODELING / REPAIRS	Oct/14/2015	BD15-014459-001-B001	Final — Master permit is final; all inspections finalized.

City of Miami iBuild — Land Management Home Page: [Open City of Miami iBuild](#)

Agents may use the property address, folio number, or individual clickable process numbers above to independently review the City of Miami permit/process history, status and inspections directly through iBuild.

IMPORTANT

The public-record information above is provided as a convenience to assist agents with their review. It is not a representation or warranty by Seller or Listing Broker. Buyer and Buyer's Agent are responsible for independently confirming the current status and scope of all records and any other facts important to Buyer's purchase directly with the applicable governmental agency and other sources they deem appropriate.

PLEASE COMPLETE DUE DILIGENCE BEFORE PRESENTING AN OFFER.