SERHANT.

EPIC

RESIDENCES

RENTAL REPORT



Epic Residences -

200 Biscayne Boulevard Way, Miami, FL 33131

RENTAL PERFORMANCE ANALYSIS
FOR EPIC RESIDENCES.

SERHANT.

UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

EPIC RESIDENCES _ AVAILABILITY REPORT 11/4/2026		
	#units	
1 BEDS	5	**29%**
2 BEDS	11	**65%**
3 BEDS	1	**6%**
Available	**17**	**100%**
Total Units	342	**5.0%**

PRICING

	FROM	TO
1 BEDROOMS	$3,900	$5,000
2 BEDROOMS	$6,150	$12,000
3 BEDROOMS	$14,500	$14,500

SERHANT.

1 BEDROOM

UNIT	FURNISHED	BEDS	BATHS	SQ.FT.	LIST PRICE
4313	Unfurnished	1	1.5	799	**$3,900**
4212	Furnished	1	1.5	822	**$4,000**
4314	Furnished	1	1.5	799	**$4,150**
3311	Furnished	1	1.5	822	**$5,000**
4310	Furnished	1	1.5	799	**$5,000**

SERHANT.

2 BEDROOM

UNIT	FURNISHED	BEDS	BATHS	SQ.FT.	LIST PRICE
4512	Unfurnished	2	2.5	1,237	**$6,150**
4912	Furnished	2	2.5	1,237	**$6,500**
5109	Furnished	2	2.5	1,237	**$6,500**
4711	Furnished	2	2.5	1,237	**$7,000**
5211	Furnished	2	2.5	1,237	**$7,000**
4104	Furnished	2	2.5	1,255	**$8,000**
4401	Furnished	2	2.5	1,539	**$8,500**
4907	Furnished	2	2.5	1,500	**$8,500**
4307	Furnished	2	2.5	1,500	**$11,000**
309	Furnished	2	3	1,489	**$11,000**
1407	Unfurnished	2	2.5	1,574	**$12,000**

SERHANT.

3 BEDROOM

UNIT	FURNISHED	BEDS	BATHS	SQ.FT.	LIST PRICE
5001	Furnished	3	3.5	2,457	**$14,500**

SERHANT.

PENDING RENTALS

UNIT	FURNISHED	BEDS	BATHS	SQ.FT.	LIST PRICE
901	Unfurnished	1	1.5	938	**$3,950**
4211	Unfurnished	1	1.5	822	**$3,950**
3306	Unfurnished	1	1.5	950	**$4,300**
3802	Furnished	2	2.5	1,539	**$8,500**
504	Furnished	2	2.5	1,494	**$9,500**

SERHANT.

CLOSED RENTALS

(LAST 180 DAYS)

1 BEDROOM RENTALS

UNIT	BEDS	BATHS	SQ.FT.	LIST PRICE	RENTAL PRICE	CLOSING DATE
3809	1	1.5	799	$3,900	**$3,700**	11/01/2026
3713	1	1.5	799	$3,950	**$3,600**	11/01/2026
3305	1	1.5	950	$5,300	**$5,300**	10/05/2026
4412	1	1.5	822	$3,700	**$3,500**	09/29/2026
4314	1	1.5	799	$4,150	**$4,050**	09/14/2026
3712	1	1.5	822	$3,700	**$3,700**	09/01/2026
4006	1	1.5	950	$4,300	**$4,300**	09/01/2026
3106	1	1.5	950	$4,300	**$4,200**	08/21/2026
3209	1	1.5	799	$4,150	**$4,150**	08/10/2026
3613	1	1.5	799	$3,990	**$3,700**	08/01/2026
3709	1	1.5	799	$3,500	**$3,500**	06/26/2026
4013	1	1.5	799	$4,000	**$3,900**	06/16/2026
3610	1	1.5	799	$4,200	**$4,200**	06/15/2026
3913	1	1.5	799	$3,900	**$3,900**	06/01/2026
3113	1	1.5	799	$4,100	**$4,000**	06/01/2026
501	1	1.5	938	$3,850	**$3,750**	05/29/2026

SERHANT.

CLOSED RENTALS

(LAST 180 DAYS)

2 BEDROOM RENTALS

UNIT	BEDS	BATHS	SQ.FT.	LIST PRICE	RENTAL PRICE	CLOSING DATE
3703	2	2.5	1,255	$7,500	**$7,500**	11/01/2026
3102	2	2.5	1,539	$7,200	**$7,000**	10/29/2026
5104	2	2.5	1,492	$8,500	**$7,500**	10/28/2026
1408	2	2.5	1,453	$8,200	**$8,200**	09/01/2026
4004	2	2.5	1,255	$6,250	**$6,100**	08/28/2026
4812	2	2.5	1,237	$6,200	**$6,200**	08/15/2026
5009	2	2.5	1,237	$7,000	**$6,750**	07/28/2026
4308	2	2.5	1,500	$8,200	**$8,000**	07/16/2026
1404	2	2.5	1,550	$7,298	**$7,050**	07/15/2026
3404	2	2.5	1,255	$6,900	**$6,650**	07/10/2026
503	2	2.5	1,430	$7,450	**$7,000**	06/29/2026
703	2	2.5	1,430	$7,850	**$6,900**	05/15/2026

3 BEDROOM RENTALS

UNIT	BEDS	BATHS	SQ.FT.	LIST PRICE	RENTAL PRICE	CLOSING DATE
4902	3	3.5	2,457	$13,500	**$13,250**	08/07/2026

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

Alvaro Garcia

Real Estate Expert · SERHANT.

(305) 724-5807

alvarogarcia@serhant.com

VipMiamiProperties.com

SERHANT.

Serhant is a licensed real estate broker. No guarantee, warranty or representation of any kind is made regarding the completeness or accuracy of descriptions or measurements (including square footage measurements and property condition), which should be independently verified, and Serhant LLC expressly disclaims any liability in connection therewith. No financial or legal advice provided. Equal Housing Opportunity.