

PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY DESCRIPTION

OWNER'S NAME	JAN SJULSTOK
PROPERTY ADDRESS	1430 BRICKELL BAY DR 408 MIAMI 33131
FOLIO #	01-4139-066-0260
FORECLOSURE CASE #	2011-023774-CA-01
SALE DATE	4/1/2015
LIVING AREA	900
LAYOUT	1/1
MAP	https://goo.gl/maps/f43Ut
COMMUNITY/COMPLEX	CONDO



AUCTION PURCHASE PRICE	\$150,100.00	MAXIMUM BIT	\$150,000.00
FINAL JUGDMENT	\$251,144.52	MARKET VALUE	\$200,000.00
RENT AMOUNT	NO RENTALS ALLOWED	MONTHLY HOA	\$520.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$9,006.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$9,756.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$159,856.00	PROFIT	\$40,144.00
PORCENTUAL PROFIT	25.11%		

COMMENTS

SPACIOUS CO-OP CONDO CORNER UNIT ON BRICKELL BAY DRIVE; A VERY CONVENIENT LOCATION! *PRICED TO SELL FAST!! NO RENTALS; NO PETS. ON-SITE MANAGEMENT, LIBRARY AND SWIMMING POOL. PROPERTY QUALIFIES FOR HOMESTEPS Gorgeous bay view unit, features 1 bedroom 1 bathrooms,

Features: ■Parking: 1

Facts: ■Cooperative ■Built in 1961.

***Estimated Past Due HOA.**

