

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	DAYNA WALKER
PROPERTY ADDRESS	17351 SW 137 CT MIAMI 33177
FOLIO #	30-5934-031-0370
FORECLOSURE CASE #	2015-013513-CA-01
SALE DATE	5/17/2018
LIVING AREA	1,432
LAYOUT	3/2
MAP	https://goo.gl/maps/2oW9VG4w9ZP2
COMMUNITY/COMPLEX	WEITZER SERENA LAKES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$227,900.00	PLAINTIIF MAX BID	\$227,800.00
FINAL JUGDMNT	\$474,949.49	MARKET VALUE	\$290,000.00
RENT AMOUNT	\$1,865.00	MONTHLY HOA	\$175.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$683.70	DUE HOA/CONDO*	\$2,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$13,674.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$14,320.00	TOTAL COSTS	\$31,177.70

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$259,077.70	PROFIT	\$30,922.30
PORCENTUAL PROFIT	11.94%	CAP RATE	9.30%

COMMENTS

17351 SW 137th Court, Miami, FL is a single family home that contains 1,538 sq ft and was built in 1999. It contains 3 bedrooms and 2.5 bathrooms. This home last sold for \$112,200 in September 1999.

The estimate for this house is \$316,329, which has increased by \$4,648 in the last 30 days. The rent estimate for this home is \$1,800/mo. The property tax in 2017 was \$1,912. The tax assessment in 2017 was \$143,650, an increase of 2.1% over the previous year.

FEATURES, Floor size: 1,538 sqft, Lot size: 7,225

NO LIEN WITH THE ASSOCIATION OR THE COUNTY FOUND * IF ANY, THE ESTIMATED IS SUBJECT TO NEGOTIATION.