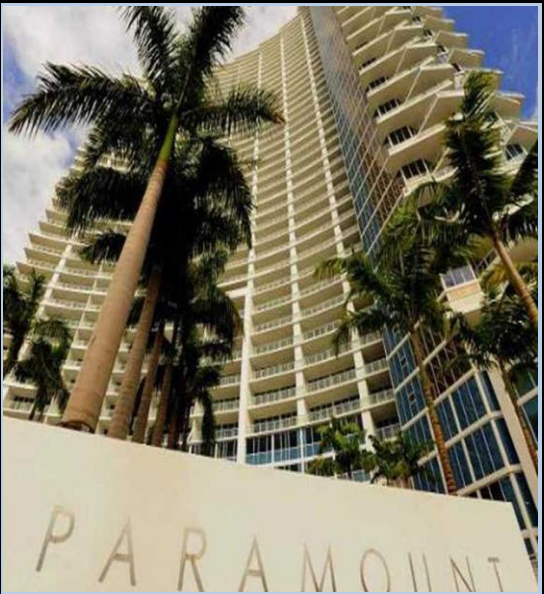


**PROPERTY PURCHASE AT TAX DEED MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS**

**PROPERTY DESCRIPTION**

OWNER'S NAME	MEJORES DEL CARIBE	
PROPERTY ADDRESS	2020 N BAYSHORE DR 1501 MIAMI 33137	
FOLIO #	01-3230-089-0160	
FORECLOSURE CASE #	2016A00323	
SALE DATE	9/22/2016	
LIVING AREA	1,588	
LAYOUT	2/2.5	
MAP	<a href="https://goo.gl/maps/WZ588hU1W3">https://goo.gl/maps/WZ588hU1W3</a>	
COMMUNITY/COMPLEX	PARAMOUNT BAY	

**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$665,000.00	ASSESSED VALUE	\$736,780.00
OPENING BIT	\$73,680.50	MARKET VALUE	\$985,000.00
RENT AMOUNT	\$5,750.00	MONTHLY HOA	\$1,591.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$13,965.00	QUITE TITLE COST	\$3,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.5%	\$14,775.00	OTHER FEES	\$6,650.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$29,550.00
REPAIRS 10X SQ FT	\$0.00	<b>TOTAL COSTS</b>	<b>\$67,940.00</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$732,940.00	PROFIT	\$252,060.00
PORCENTUAL PROFIT	34.39%	CAP RATE	4.54%

**COMMENTS**

A Spectacular 2 Bedroom Residence with Direct Bay Views with 2 Enormous Private Terraces 1,171SF, State-of-the-Arts Appliances. This Residence is perfect for Entertaining! . An Amazing Unique Unit with a 1st Class Fitness Center and Spa, 24/7 Security in the Heart of Miami. Close to Restaurants, Shopping, Edgewater, Wynwood, Midtown, Design District, Downtown and Miami Beach

**FACTS**

Pets: Large dogs, small dogs

Condo

