

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	DILBERT PENA	
PROPERTY ADDRESS	2016 BAY DR 403 MIAMI BEACH 33141	
FOLIO #	02-3210-048-0190	
FORECLOSURE CASE #	2017-005924-CA-01	
SALE DATE	8/12/2019	
LIVING AREA	1,100	
LAYOUT	2/2	
MAP	https://goo.gl/maps/f7PcarHyEW8Rz6Lt7	
COMMUNITY/COMPLEX	VILLA BAY VISTA	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$163,800.00	PLAINTIF MAX BID	\$151,000.00
FINAL JUGDMNT	\$290,721.37	MARKET VALUE	\$250,000.00
RENT AMOUNT	\$2,000.00	MONTHLY HOA	\$560.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,129.40	DUE HOA/CONDO*	\$5,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$4,914.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$5,000.00	TOTAL COSTS	\$17,043.40

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$180,843.40	PROFIT	\$69,156.60
PORCENTUAL PROFIT	38.24%	CAP RATE	8.43%

COMMENTS

2016 Bay Dr Apt 403, Miami Beach, FL 33141 is a other home built in 1966. This property was last sold for \$260,000 in 2005 and currently has an estimated value of \$250,200. The median sales price for the Isle of Normandy area is \$770,000. The \$250,200 estimated value is 51.04% less than the median listing price of \$484,500 for the Isle of Normandy area. This 1,100 square foot condo has 2 bedrooms and 2 bathrooms. It is located at 2016 BAY DR 403 MIAMI BEACH 33141.

NO LIEN WITH THEASSOCIATION FOUND * IF ANY, IS SUBJECT TO NEGOTIATION.

