

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	MARTHA SAMPEDRO
<b>PROPERTY ADDRESS</b>	13750 SW 157 TER MIAMI 33177
<b>FOLIO #</b>	30-5927-023-0820
<b>FORECLOSURE CASE #</b>	10048282CA01
<b>SALE DATE</b>	6/10/2014
<b>LIVING AREA</b>	1,682
<b>LAYOUT</b>	4/2
<b>MAP</b>	<a href="https://goo.gl/maps/NLdHI">https://goo.gl/maps/NLdHI</a>
<b>COMMUNITY/COMPLEX</b>	CORAL REEF



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	\$172,000.00	<b>MAXIMUM BIT</b>	HIDDEN
<b>FINAL JUGDMENT</b>	\$182,927.90	<b>MARKET VALUE</b>	\$230,000.00
<b>RENT AMOUNT</b>	\$1,700.00	<b>MONTHLY HOA</b>	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>LEGAL FEES</b>	\$0.00	<b>DUE HOA/CONDO*</b>	\$0.00
<b>DUE COUNTY TAXES</b>	\$0.00	<b>OTHER LIENS</b>	\$0.00
<b>SELLING CLOSING COSTS 3%</b>	\$0.00	<b>AUCTION SERVICE FEE</b>	\$8,600.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>REPAIRS</b>	\$0.00	<b>TOTAL COSTS</b>	<b>\$8,600.00</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$180,600.00	<b>PROFIT</b>	\$49,400.00
<b>PORCENTUAL PROFIT</b>	27.35%		

**COMMENTS**

This 1682 square foot single family home has 4 bedrooms and 2.0 bathrooms. It is located at 13750 SW 157th Ter Miami, Florida.