

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	RICARDO GOMEZ
PROPERTY ADDRESS	11415 NW 122 ST 15 DORAL 33178
FOLIO #	22-2030-018-0150
FORECLOSURE CASE #	2013-011222-CA-01
SALE DATE	5/22/2015
LIVING AREA	2,192
LAYOUT	0/0
MAP	<a href="https://goo.gl/maps/PwGT8">https://goo.gl/maps/PwGT8</a>
COMMUNITY/COMPLEX	LAKEVIEW CENTRE CONDO



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$242,550.00	PLAINTIFF MAX BIT	HIDDEN
FINAL JUGDMENT	\$313,945.60	MARKET VALUE	\$315,000.00
RENT AMOUNT	\$1,200.00	MONTHLY HOA	\$350.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$4,851.00	<i><u>DUE HOA/CONDO*</u></i>	\$10,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$14,553.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	<b>TOTAL COSTS</b>	<b>\$29,404.00</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$271,954.00	PROFIT	\$43,046.00
PORCENTUAL PROFIT	15.83%		

**COMMENTS**

*\*Estimated Past Due HOA debt.*