

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

PROPERTY DESCRIPTION

OWNER'S NAME	ANA CECILIA DIAZ
PROPERTY ADDRESS	8810 FONTAINEBLEAU BLVD 210 MIAMI 33172
FOLIO #	30-4004-083-0300
FORECLOSURE CASE #	12036400CA01
SALE DATE	11/14/2014
LIVING AREA	968
LAYOUT	2/1.5
MAP	https://goo.gl/maps/H3Sej
COMMUNITY/COMPLEX	SAN MARCO



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$116,000.00	MAXIMUM BIT	\$259,826.60
FINAL JUGDMENT	\$259,826.60	MARKET VALUE	\$135,000.00
RENT AMOUNT	\$1,400.00	MONTHLY HOA	\$215.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$0.00	DUE HOA/CONDO*	\$14,000.00
DUE COUNTY TAXES	\$1,331.87	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$6,960.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$22,291.87

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$138,291.87	PROFIT	-\$3,291.87
PORCENTUAL PROFIT	-2.38%		

COMMENTS

San Marco condominium 2 bedrooms apartment with covered balcony, spacious bedrooms and a lot of closet space. Nice location in Fontainebleau.

Facts: ■ Condo ■ Built in 1971 ■ Cooling: Central ■ Heating: Forced air ■ Laundry: Shared ■ Last sold: Dec 2005 for \$210,000
 Features: ■ Barbecue ■ Basketball Court ■ Cable Ready ■ Doorman ■ Fitness Center
 ■ Gated Entry ■ Pool.