

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

PROPERTY DESCRIPTION

OWNER'S NAME	RAFAEL BETANCOURT
PROPERTY ADDRESS	10902 NW 83 ST 216 DORAL 33178
FOLIO #	35-3007-014-1120
FORECLOSURE CASE #	12049683CA01
SALE DATE	11/19/2014
LIVING AREA	1,429
LAYOUT	3/2.5
MAP	https://goo.gl/maps/HmVFK
COMMUNITY/COMPLEX	PROMENADE SHORES AT DORAL



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$73,000.00	MAXIMUM BIT	\$471,280.50
FINAL JUGDMENT	\$471,280.50	MARKET VALUE	\$225,000
RENT AMOUNT	\$1,850.00	MONTHLY HOA	\$360.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$0.00	DUE HOA/CONDO*	\$12,600.00
DUE COUNTY TAXES	\$1,468.78	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$4,380.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$60,000.00	TOTAL COSTS	\$78,448.78

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$151,448.78	PROFIT	\$73,551.22
PORCENTUAL PROFIT	48.57%		

COMMENTS

This 1429 square foot condo home has 3 bedrooms and 2.0 bathrooms. It is located at 10902 NW 83rd St Doral, Florida.
 Facts: ■ Condo ■ Built in 2006 ■ Last sold: Jul 2007 for \$370,000
 Chinese Drywall. *Estimated Past Due HOA debt.