

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

PROPERTY DESCRIPTION

OWNER'S NAME	ARMANDO CORBELLE	
PROPERTY ADDRESS	3820 W 11 LN 5 HIALEAH 33012	
FOLIO #	04-3001-033-0050	
FORECLOSURE CASE #	2015-009685-CA-01	
SALE DATE	6/30/2017	
LIVING AREA	1,000	
LAYOUT	2/2	
MAP	https://goo.gl/maps/iFp5xdWYMnt	
COMMUNITY/COMPLEX	MANGO HILL	

AUCTION PURCHASE PRICE	\$115,200.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$209,278.75	MARKET VALUE	\$167,262.00
RENT AMOUNT	\$1,550.00	MONTHLY HOA	\$82.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$345.60	DUE HOA/CONDO*	\$8,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$6,912.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$7.5X SQ FT	\$7,500.00	TOTAL COSTS	\$22,757.60

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$137,957.60	PROFIT	\$29,304.40
PORCENTUAL PROFIT	21.24%	CAP RATE	10.80%

COMMENTS

Beautiful 2/2 Apt for sale in the most desirable community in Hialeah... 3820 W 11th Ln # 5, Hialeah, FL is a condo home that contains 1,000 sq ft and was built in 1979. It contains 2 bedrooms and 2 bathrooms.

The Zestimate for this house is \$167,209, which has increased by \$1,313 in the last 30 days. The Rent Zestimate for this home is \$1,550/mo, which has decreased by \$49/mo in the last 30 days. The property tax in 2016 was \$1,943. The tax assessment in 2016 was \$99,344, an increase of 74.7% over the previous year.

LIEN FROM ASSOCIATION FOUND, *ESTIMATED SUBJECT TO NEGOTIATION.