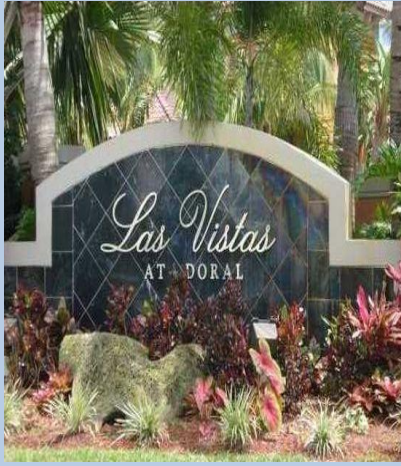


PROPERTY PURCHASE AT MIAMI AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY DESCRIPTION

OWNER'S NAME	KOHLBERG JAIME	
PROPERTY ADDRESS	8290 LAKE DR 505 DORAL 33166	
FOLIO #	35-3022-028-7460	
FORECLOSURE CASE #	2016-004537-CA-01	
SALE DATE	7/31/2017	
LIVING AREA	710	
LAYOUT	1/1	
MAP	https://goo.gl/maps/n4VCexBC9zs	
COMMUNITY/COMPLEX	LAS VISTAS AT DORAL	

AUCTION PURCHASE PRICE	\$100,800.00	MAXIMUM BIT	HIDDEN
FINAL JUDGMENT	\$241,958.06	MARKET VALUE	\$155,000.00
RENT AMOUNT	\$1,300.00	MONTHLY HOA	\$220.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$302.40	DUE HOA/CONDO*	<u>\$14,000.00</u>
DUE COUNTY TAXES	\$1,868.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$3,024.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$8.5X SQ FT	\$6,035.00	TOTAL COSTS	\$25,229.40

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$126,029.40	PROFIT	\$28,970.60
PORCENTUAL PROFIT	22.99%	ESTIMATED CAP RATE	\$10.72

COMMENTS

This 710 square foot condo home has 1 bedrooms and 1.0 bathrooms. It is located at 8290 Lake Dr Doral, Florida.
 LIEN FROM THE ASSOCIATION, ESTIMATED CONDO DEBT, SUBJECT TO NEGOTIATION

