

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

PROPERTY INFORMATION

OWNER'S NAME	L KARIM LLC
PROPERTY ADDRESS	2354 NW 85 ST MIAMI 33147
FOLIO #	30-3110-008-0070
FORECLOSURE CASE #	2022-002680-CA-01
SALE DATE	1/3/1900
LIVING AREA	1,384
LOT AREA	8,276
LAYOUT	3/1
MAP	https://goo.gl/maps/YCyTeAZNmjbTiQvo9
COMMUNITY/COMPLEX	WEST LITTLE RIVER



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$264,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$262,479.01	MARKET VALUE	\$370,000.00
RENT AMOUNT	\$3,000.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,432.00	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$7,920.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$30X SQ FT	\$41,520.00	TOTAL COSTS	\$52,872.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$316,872.00	PROFIT	\$53,128.00
PORCENTUAL PROFIT	16.77%		

COMMENTS

This 1384 square foot single family home has 3 bedrooms and 1.0 bathrooms. This home is located at 2354 NW 85th St, Miami, FL 33147.

NO LIENS WITH THE CITY HAVE BEEN FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.