

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

PROPERTY DESCRIPTION

OWNER'S NAME	SERGIO BENITEZ	
PROPERTY ADDRESS	9373 FONTAINEBLEAU BLVD K- 203 MIAMI 33172	
FOLIO #	30-4004-096-5700	
FORECLOSURE CASE #	12049291CA01	
SALE DATE	5/30/2014	
LIVING AREA	1,125	
LAYOUT	1/1	
MAP	https://goo.gl/maps/iRjze	
COMMUNITY/COMPLEX	THE BEACH CLUB	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$105,000.00	MAXIMUM BIT	\$220,575.10
FINAL JUGDMENT	\$220,575.10	MARKET VALUE	\$135,000.00
RENT AMOUNT	\$1,300.00	MONTHLY HOA	\$230.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$5,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$6,300.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$11,550.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$116,550.00	PROFIT	\$18,450.00
PORCENTUAL PROFIT	15.83%		

COMMENTS

This 1125 square foot condo home has 1 bedrooms and 1.0 bathrooms. It is located at 9373 Fontainebleau Blvd Miami, Florida. Facts: Condo Built in 1972.
*Estimated Past Due HOA debt.