



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

**PROPERTY DESCRIPTION**

OWNER'S NAME	LUCA MINNA
PROPERTY ADDRESS	1751 JAMES AVE 201 MIAMI BEACH 33139
FOLIO #	02-3234-167-0020
FORECLOSURE CASE #	2012-023264-CA-01
SALE DATE	5/10/2016
LIVING AREA	660
LAYOUT	1/1
MAP	<a href="https://goo.gl/maps/c9ijpzabbst">https://goo.gl/maps/c9ijpzabbst</a>
COMMUNITY/COMPLEX	ATLANTIS CONDO



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$269,500.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$344,727.61	MARKET VALUE	\$345,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$400.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$5,929.00	DUE HOA/CONDO*	<u>\$22,000.00</u>
DUE COUNTY TAXES	\$3,440.33	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$5,390.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$13,200.00	<b>TOTAL COSTS</b>	<b>\$49,959.33</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$319,459.33	PROFIT	\$25,540.67
PORCENTUAL PROFIT	7.99%		

**COMMENTS**

This home is a great investor opportunity. It will be sold on Tuesday, May, 10. It will be sold "As Is"  
Condo:Built in 1940

\*Estimated Past Due HOA debt.