

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

PROPERTY DESCRIPTION

OWNER'S NAME	PEDRO ROSARIO	
PROPERTY ADDRESS	4840 NW 116 CT DORAL 33178	
FOLIO #	35-3019-037-0570	
FORECLOSURE CASE #	2014-014710-CA-01	
SALE DATE	10/31/2016	
LIVING AREA	1,350	
LAYOUT	2/2.5	
MAP	https://goo.gl/maps/AECkPmBudZN2	
COMMUNITY/COMPLEX	DIMENSIONS AT DORAL	

AUCTION PURCHASE PRICE	\$240,900.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$648,586.16	MARKET VALUE	\$318,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$95.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$722.70	DUE HOA/CONDO*	\$3,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$14,454.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$7.5X SQ FT	\$6,750.00	TOTAL COSTS	\$25,426.70

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$266,326.70	PROFIT	\$51,673.30
PORCENTUAL PROFIT	19.40%		

COMMENTS

**** Maintenance fee is only \$95.00!!****
 - JACUZZI Spa Bathroom Tai Style (Whirlpool, Shower, Toilet and Bidet) - Theater Room with Surround System and LCD Aquos NEW !! - Wireless Internet with High Speed Internet Installed all over property. - Excellent location, near banks, restaurant, malls, schools, and airport. - Completely remodeled with all new electric appliances. - Intelligent Home Features (Wireless-Plasma TV-Surround System and more ...)
FACTS: Lot: 2,066 sqft, Townhouse, Built in 2000, Last sold: Jan 2007 for \$328,000
FEATURES: Fenced Yard, Flooring: Laminate, Tile, Garden, Gated Entry, Hot Tub/Spa, Intercom, Jetted Tub, Lawn
Parking: Garage - Attached, 2 spaces, Patio
ADDITIONAL FEATURES: Clubhouse, Guest parking, Living room, Playground, Secured entry, Stainless steel appliances
APPLIANCES INCLUDED: Dryer, Freezer, Garbage disposal, Refrigerator
CONSTRUCTION: Stories: 2
 Floor size: 1,350 sqft *Estimated Past Due HOA debt.

