

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

**PROPERTY GENERAL INFORMATION**

OWNER'S NAME	MARIE DOSSOU
PROPERTY ADDRESS	12455 W RANDALL PARK DR MIAMI 33167
FOLIO #	30-2127-008-0850
FORECLOSURE CASE #	2015-004707-CA-01
SALE DATE	2/19/2019
LIVING AREA	1,022
LAYOUT	3/1
MAP	<a href="https://goo.gl/maps/Qk3iZeUv2WF2">https://goo.gl/maps/Qk3iZeUv2WF2</a>
COMMUNITY/COMPLEX	WESTVIEW



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$164,800.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMENT	\$122,328.47	MARKET VALUE	\$218,000.00
RENT AMOUNT	\$1,650.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$2,142.40	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 4%	\$6,592.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$20,440.00	TOTAL COSTS	\$29,174.40

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$193,974.40	PROFIT	\$24,025.60
PORCENTUAL PROFIT	12.39%	CAP RATE	6.30%

**COMMENTS**

This 1022 square foot single family home has 3 bedrooms and 1.0 bathrooms. It is located at 12455 W RANDALL PARK DR MIAMI, Florida.  
NO LIEN WITH THE CITY FOUND \* IF ANY, IS SUBJECT TO NEGOTIATION.