

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	NILDA VELAZQUES
PROPERTY ADDRESS	8445 NW 165 TER MIAMI LAKES 33016
FOLIO #	32-2015-016-0090
FORECLOSURE CASE #	2014-024861-CA-01
SALE DATE	10/17/2018
LIVING AREA	2,278
LAYOUT	3/2.5
MAP	https://goo.gl/maps/a7vQidfEq2E2
COMMUNITY/COMPLEX	ROYAL LAKES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$353,600.00	PLAINTIIF MAX BID	HIDDEN
FINAL JUGDMENT	\$473,995.97	MARKET VALUE	\$485,000.00
RENT AMOUNT	\$2,500.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,596.80	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$500.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$10,608.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$22,780.00	TOTAL COSTS	\$38,484.80

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$392,084.80	PROFIT	\$92,915.20
PORCENTUAL PROFIT	23.70%	CAP RATE	6.30%

COMMENTS

This Single-Family Home is located at 8445 NW 165th Ter, Miami Lakes, 8445 NW 165th Ter 3 beds, 2.5 baths and approximately 1,903 square feet. The price per square foot is \$249. The property has a lot size of 7535 sqft sqft and was built in 1989. Beautiful 3 Bedroom 2.5 Bathroom 2 Car Garage Home in Royal Oaks!! Has a great backyard for entertaining with a pool!! This home has been completely remodeled with over 150k in interior upgrades. The kitchen is large with wood cabinets, granite counter tops, stainless steel appliances and an island! Marble flooring throughout the first floor.

LIEN WITH THE CITY OF MIAMI LAKES FOUND * ESTIMATED IS SUBJECT TO NEGOTIATION.

