

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

PROPERTY DESCRIPTION

OWNER'S NAME	RICARDO RODRIGUEZ
PROPERTY ADDRESS	13283 SW 127 PL MIAMI 33186
FOLIO #	30-5914-097-3050
FORECLOSURE CASE #	2009-005253-CA-01
SALE DATE	1/30/2018
LIVING AREA	1,670
LAYOUT	3/2.5
MAP	https://goo.gl/maps/xBpDjpMshR72
COMMUNITY/COMPLEX	COURTS AT TUSCANY



AUCTION PURCHASE PRICE	\$220,700.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$423,804.76	MARKET VALUE	\$282,000.00
RENT AMOUNT	\$1,650.00	MONTHLY HOA	\$110.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,531.20	DUE HOA/CONDO*	\$1,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 8%	\$17,656.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$7.5X SQ FT	\$12,525.00	TOTAL COSTS	\$35,212.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$255,912.20	PROFIT	\$26,087.80
PORCENTUAL PROFIT	10.19%	CAP RATE	5.70%

COMMENTS

UPDATED TOWNHOUSE IN HIGHLY DESIRABLE, TRANQUIL AND FRIENDLY COMMUNITY. THIS ONE IS METICULOUS AND EXCEPTIONAL. LAYOUT IS DESIGNED FOR ENTERTAINING GUESTS. SPACIOUS KITCHEN AND STAINLESS STEEL APPLIANCES. SITUATED ON A PREMIUM LOT WITH GREEN AREA IN THE FRONT AND REAR FOR THE MOST PRIVACY AMONG ALL OTHER UNITS. PLENTY OF PARKING CONVENIENTLY LOCATED NEARBY.
 NO LIEN FROM THE ASSOCIATION FOUND, ESTIMATED CONDO DEBT, IF ANY, SUBJECT TO NEGOTIATION