

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

PROPERTY DESCRIPTION

|                    |   |  |
|--------------------|---|--|
| OWNER'S NAME       | SANDRA JIMENEZ  |  |
| PROPERTY ADDRESS   | 12500 NE 15 AVE 207 NORTH MIAMI 33161   |  |
| FOLIO #            | 06-2229-078-0210  |  |
| FORECLOSURE CASE # | 2015-024052-CA-01   |  |
| SALE DATE          | 8/16/2017   |  |
| LIVING AREA        | 900   |  |
| LAYOUT             | 1/1   |  |
| MAP                | <a href="https://goo.gl/maps/sQLE3E2oJzP2">https://goo.gl/maps/sQLE3E2oJzP2</a> |  |
| COMMUNITY/COMPLEX  | THREE HORIZONS EAST   |  |

|                        |              |              |              |
|------------------------|--------------|--------------|--------------|
| AUCTION PURCHASE PRICE | \$70,600.00  | MAXIMUM BIT  | HIDDEN       |
| FINAL JUDGMENT         | \$100,287.00 | MARKET VALUE | \$117,000.00 |
| RENT AMOUNT            | \$0.00       | MONTHLY HOA  | \$296.00     |

PROPERTY'S ENCUMBRANCES/COSTS

|                            |            |                        |                   |
|----------------------------|------------|------------------------|-------------------|
| COURT FEES                 | \$1,059.00 | DUE HOA/CONDO*         | <u>\$9,000.00</u> |
| DUE COUNTY TAXES           | \$0.00     | OTHER LIENS            | \$0.00            |
| SELLING CLOSING COSTS 1.3% | \$0.00     | AUCTION SERVICE FEE 6% | \$4,236.00        |
| FEDERAL TAXES/LIENS        | \$0.00     | SALE COMMISSIONS       | \$0.00            |
| REPAIRS \$10X SQ FT        | \$9,000.00 | TOTAL COSTS            | \$23,295.00       |

INVESTMENT PROCEEDS

|                   |             |        |             |
|-------------------|-------------|--------|-------------|
| TOTAL INVESTMENT  | \$93,895.00 | PROFIT | \$23,105.00 |
| PORCENTUAL PROFIT | 24.61%      |        |             |

COMMENTS

This 900 square foot condo has 1 bedrooms and 1.0 bathrooms. It is located at 12500 NE 15 AVE 207 NORTH MIAMI 33161. FORECLOSED BY THE ASSOCIATION, ESTIMATED CONDO DEBT, SUBJECT TO NEGOTIATION