

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

PROPERTY INFORMATION

OWNER'S NAME	LUIS MARTINEZ
PROPERTY ADDRESS	1733 SW 151 PL MIAMI 33185
FOLIO #	30-4909-007-0380
FORECLOSURE CASE #	2022-009574-CA-01
SALE DATE	3/8/2023
LIVING AREA	3,120
LOT AREA	5,641
LAYOUT	5/4
MAP	https://goo.gl/maps/nPKQv5Vxg epU2E6A7
COMMUNITY/COMPLEX	GRAND LAKES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$620,100.00	MAXIMUM BIT	\$425,000.00
FINAL JUGDMENT	\$420,804.91	MARKET VALUE	\$840,000.00
RENT AMOUNT	\$6,000.00	MONTHLY HOA	\$90.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$8,061.30	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$37,206.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$46,800.00	TOTAL COSTS	\$92,067.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$712,167.30	PROFIT	\$127,832.70
PORCENTUAL PROFIT	17.95%		

COMMENTS

SPECTACULAR HOME WITH POOL 5/4 IN EXCELLENT NEIGHBORHOOD.ELEGANT,SPACIOUS,BEAUTIFUL AND ALMOST NEW HOME. LARGE MASTER BEDROOM.

NO LIENS WITH THE CITY HAVE BEEN FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.