

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

PROPERTY INFORMATION

OWNER'S NAME	WAYNE STEWART
PROPERTY ADDRESS	22226 SW 98 PL CUTLER BAY 33190
FOLIO #	36-6017-012-1740
FORECLOSURE CASE #	2020-020923-CA-01
SALE DATE	6/6/2022
LIVING AREA	1,369
LOT AREA	3,250
LAYOUT	3/2
MAP	https://goo.gl/maps/UsWMWbNkHNPXVutS8
COMMUNITY/COMPLEX	CATALINA AT LAKES BY THE BAY



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$336,600.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$186,353.26	MARKET VALUE	\$375,000.00
RENT AMOUNT	\$2,350.00	MONTHLY HOA	\$120.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,375.80	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 2.5%	\$8,415.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$20,535.00	TOTAL COSTS	\$33,325.80

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$369,925.80	PROFIT	\$5,074.20
PORCENTUAL PROFIT	1.37%		

COMMENTS

This is a 1369 square foot, 3 bedroom, 2.0 bathroom home. This home is located at 22226 SW 98th Pl, Cutler Bay, FL 33190.

LIEN WITH THE ASSOCIATION HAS BEEN FOUND, SUCH AMOUNT, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.