

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

PROPERTY DESCRIPTION

OWNER'S NAME	BALKRISHNA RAMPERSAD	
PROPERTY ADDRESS	10769 NW 81 LN DORAL 33178	
FOLIO #	35-3007-008-3450	
FORECLOSURE CASE #	2017-016261-CA-01	
SALE DATE	1/3/2018	
LIVING AREA	1,683	
LAYOUT	3/2.5	
MAP	https://goo.gl/maps/XS7q4CtiZyk	
COMMUNITY/COMPLEX	ANTILLES AT ISLAND AT DORAL	

AUCTION PURCHASE PRICE	\$251,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$287,461.77	MARKET VALUE	\$320,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$190.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$5,522.00	DUE HOA/CONDO*	\$5,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS*	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 8%	\$20,080.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$16,830.00	TOTAL COSTS	\$47,432.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$298,432.00	PROFIT	\$21,568.00
PORCENTUAL PROFIT	7.23%		

COMMENTS

10769 NW 81st Ln, Doral, FL is a townhouse home that contains 1,683 sq ft and was built in 2007. It contains 3 bedrooms and 2.5 bathrooms.

The estimate for this house is \$321,134, which has increased by \$10,269 in the last 30 days. The Rent Zestimate for this home is \$2,200/mo, which has increased by \$94/mo in the last 30 days. The property tax in 2016 was \$5,720. The tax assessment in 2016 was \$232,717, an increase of 10.0% over the previous year.

LIEN WITH THE ASSOCIATION FOUND, SUBJECT TO CHANGE FOR NEGOTIATION.