


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

PROPERTY INFORMATION

OWNER'S NAME	BETANCOURT YOANDRA	
PROPERTY ADDRESS	385 W 63 ST HIALEAH 33012	
FOLIO #	04-2131-007-0680	
FORECLOSURE CASE #	2023-003264-CA-01	
SALE DATE	5/29/2024	
LIVING AREA	1,812	
LOT AREA	8,006	
LAYOUT	3/2	
MAP	https://maps.app.goo.gl/kETSTTN3f3iqzwM1A	
COMMUNITY/COMPLEX	PALM SPRINGS	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$499,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$646,906.00	MARKET VALUE	\$635,000.00
RENT AMOUNT	\$3,600.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$10,980.20	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$14,973.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$35X SQ FT	\$63,420.00	TOTAL COSTS	\$89,373.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$588,473.20	PROFIT	\$46,526.80
PORCENTUAL PROFIT	7.91%	CAP RATE	8.10%

COMMENTS

This 1812 square foot single family home has 3 bedrooms and 2.0 bathrooms. This home is located at 385 W 63rd St, Hialeah, FL 33012.
 NO LIENS OR VIOLATIONS WITH THE FOUND, IF ANY, SUCH AMOUNTS ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.