


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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	ANGELA JONES	
PROPERTY ADDRESS	2900 NW 164 TER MIAMI GARDENS 33054	
FOLIO #	34-2116-006-2830	
FORECLOSURE CASE #	2016-009346-CA-01	
SALE DATE	6/18/2018	
LIVING AREA	1,226	
LAYOUT	3/2	
MAP	https://goo.gl/maps/eL8uZ5uuPU22	
COMMUNITY/COMPLEX	PINE TREE PARK	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$185,300.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$155,089.57	MARKET VALUE	\$275,000.00
RENT AMOUNT PER UNIT	\$1,650.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,706.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$11,118.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$24,520.00	TOTAL COSTS	\$39,344.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$224,644.00	PROFIT	\$50,356.00
PORCENTUAL PROFIT	22.42%	CAP RATE	7.30%

COMMENTS

This 1,226 square foot single fmly has 3 bedrooms and 1 bathrooms. It is located at 2900 NW 164th Terrace, Miami Gardens, Florida 33054. Opa Locka Haiti Area
 FACTS: Single Family House, Built in 1953
 FEATURES, Floor size: 1,226 sqft, Lot size: 8,276
NO VIOLATION WITH THE COUNTY, NOR RECORDED LIEN FOUND *IF ANY, ESTIMATED SUBJECT TO NEGOTIATION.