

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	MICHAEL HERNANDEZ VIDAL
PROPERTY ADDRESS	6620 INDIAN CREEK DR 616 MIAMI BEACH 33141
FOLIO #	02-3211-097-1020
FORECLOSURE CASE #	2017-009382-CA-01
SALE DATE	3/27/2018
LIVING AREA	952
LAYOUT	2/2
MAP	https://goo.gl/maps/woDBkj6JRJS2
COMMUNITY/COMPLEX	PELORO CONDO



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$397,100.00	MAXIMUM BID	\$395,600.00
FINAL JUGDMNT	\$365,787.00	MARKET VALUE	\$675,000.00
RENT AMOUNT	\$4,200.00	MONTHLY HOA	\$720.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$1,191.30	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$8,655.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$23,826.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS 3%	\$0.00
REPAIRS \$10X SQ FT	\$2,250.00	TOTAL COSTS	\$43,422.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$440,522.30	PROFIT	\$234,477.70
PORCENTUAL PROFIT	53.23%	CAP RATE	4.30%

COMMENTS

Water views. 24 hour valet, gym, library, waterfront pool. Move-in ready! designer luxury boutique condo. Prime Miami Beach location. Steps from the beach and restaurants. New Construction. Drastically reduced. AMENITIES: Cooling: Central, Heating Type: Forced air, Construction Type: CBS Construction, Concrete Block Construction, New Construction, Elevated Construction

Cooling Description: Electric Cooling, Equipment Appliances: Electric Water Heater, Smoke Detector, Fire Alarm, Open Balcony

Amenities: Pool, Exercise Room, Library, Front Exposure: South

Maintenance Includes: Building Exterior, All Amenities, Common Area, Insurance, Recreation Facilities, Landscaping/Lawn Maintenance, Parking, Pool Service, Security, Water, Sewer, Master Antenna, First Floor Entry, Main Living Area: Entry Level, Housing Older Persons Act: No HOPA, Parking Description: 1 Space, Valet Parking, Parking-Under Building, Property Detached YN: 0

Listing Type: Exclusive Right to Sell/Rent, Typeof Association: Condo, Furnished Info List: Unfurnished

Master Bathroom Description: Dual Sinks, Separate Tub & Shower, Security Information: Card Entry, Fire Alarm

Pets Allowed YN: 1, Style: Condo 5+ Stories, Unit Design: Penthouse, High Rise, Tri Level

Year Built Description: New Construction, Bedroom Description: Master Bedroom Upstairs, Studio

Unit View: Intracoastal View, Canal, Ocean View, Windows Treatment: Impact Glass, Parking Restrictions: No Rv/Boats, No Trucks/Trailers

Pet Restrictions: Dog Ok, Assoc Fee Paid Per: Monthly.

LIEN WITH THE ASSOCIATION *ESTIMATED SUBJECT TO NEGOTIATION.

