


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

PROPERTY DESCRIPTION

OWNER'S NAME	ADAM SCHOMER	
PROPERTY ADDRESS	15550 SW 305 ST HOMESTEAD 33033	
FOLIO #	30-7909-024-0520	
FORECLOSURE CASE #	2016-017233-CA-01	
SALE DATE	6/9/2017	
LIVING AREA	1,632	
LOT AREA	9,147	
LAYOUT	3/1	
MAP	https://goo.gl/maps/RT8xahmppsAJ2	
COMMUNITY/COMPLEX	LEISURE CITY 21 CENTURY HOMES	

AUCTION PURCHASE PRICE	\$145,100.00	MAXIMUM BIT	\$81,716.44
FINAL JUGDMENT	\$80,928.77	MARKET VALUE	\$208,670.00
RENT AMOUNT	\$1,700.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$435.30	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$10,500.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 5%	\$7,255.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$7.5X SQ FT	\$12,240.00	TOTAL COSTS	\$30,430.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$175,530.30	PROFIT	\$33,139.70
PORCENTUAL PROFIT	18.88%		

COMMENTS

15550 Sw 305th St, Homestead, FL 33033 is a single family home built in 1974. This property was last sold for \$76,000 in 2011 and currently has an estimated value of \$208,164.

According to the Homestead public records, the property at 15550 Sw 305th St, Homestead, FL 33033 has approximately 1,632 square feet, 3 beds and 1 bath with a lot size of 9,110 square feet.

LIEN & OPEN PERMIT FOUND, *ESTIMATED SUBJECT TO NEGOTIATION.