

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	SHERI MOODY
PROPERTY ADDRESS	9971 W BAY HARBOR DR #105 BAY HARBOR ISLANDS 33154
FOLIO #	13-2227-105-0130
FORECLOSURE CASE #	2014-006212-CA-01
SALE DATE	12/11/2015
LIVING AREA	957
LAYOUT	1/1.5
MAP	<a href="https://goo.gl/maps/vdwcANhuEe32">https://goo.gl/maps/vdwcANhuEe32</a>
COMMUNITY/COMPLEX	THE FORGE CONDO



AUCTION PURCHASE PRICE	\$136,800.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$277,895.46	MARKET VALUE	\$225,000.00
RENT AMOUNT	\$1,750.00	MONTHLY HOA	\$320.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$2,736.00	DUE HOA/CONDO*	\$1,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$8,208.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$15,000.00	<b>TOTAL COSTS</b>	<b>\$27,444.00</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$164,244.00	PROFIT	\$60,756.00
PORCENTUAL PROFIT	36.99%		

**COMMENTS**

Facts: Condo Built in 1966 Laundry: In Unit Parking: Carport  
 Last sold: May 2005 for \$228,900  
 Features: Flooring: Tile

\*Estimated Past Due HOA debt.