

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

PROPERTY INFORMATION

OWNER'S NAME	PELAEZ GODOFREDO
PROPERTY ADDRESS	9181 FONTAINEBLEAU BLVD 7 MIAMI 33172
FOLIO #	30-3054-014-0320
FORECLOSURE CASE #	2021-012379-CA-01
SALE DATE	3/15/2022
LIVING AREA	1,400
LOT AREA	0
LAYOUT	3/2
MAP	https://goo.gl/maps/PFTgxNRCgtYUwUpq6
COMMUNITY/COMPLEX	OAKVIEW



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$248,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$307,536.30	MARKET VALUE	\$370,000.00
RENT AMOUNT	\$2,800.00	MONTHLY HOA	\$390.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$5,458.20	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 2%	\$0.00	AUCTION SERVICE FEE 3%	\$7,443.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$18X SQ FT	\$25,200.00	TOTAL COSTS	\$45,601.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$293,701.20	PROFIT	\$76,298.80
PORCENTUAL PROFIT	25.98%		

COMMENTS

This 1400 square foot condo home has 3 bedrooms and 2.0 bathrooms. This home is located at 9181 Fontainebleau Blvd APT 7, Miami, FL 33172.

POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.