

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

**PROPERTY DESCRIPTION**

|                           |   |  |
|---------------------------|---|--|
| <b>OWNER'S NAME</b>       | RUBEN ANDREU  |  |
| <b>PROPERTY ADDRESS</b>   | 8917 SW 214 ST CUTLER BAY 33189   |  |
| <b>FOLIO #</b>            | 36-6016-009-1190  |  |
| <b>FORECLOSURE CASE #</b> | 2009-086937-CA-01   |  |
| <b>SALE DATE</b>          | 12/5/2016   |  |
| <b>LIVING AREA</b>        | 1,705   |  |
| <b>LAYOUT</b>             | 4/3   |  |
| <b>MAP</b>                | <a href="https://goo.gl/maps/JKUtXXKBSFu">https://goo.gl/maps/JKUtXXKBSFu</a> |  |
| <b>COMMUNITY/COMPLEX</b>  | PRECIOUS HOMES AT LAKES BY BAY  |  |

|                               |              |                     |              |
|-------------------------------|--------------|---------------------|--------------|
| <b>AUCTION PURCHASE PRICE</b> | \$229,300.00 | <b>MAXIMUM BIT</b>  | HIDDEN       |
| <b>FINAL JUGDMENT</b>         | \$197,476.29 | <b>MARKET VALUE</b> | \$285,000.00 |
| <b>RENT AMOUNT</b>            | \$2,200.00   | <b>MONTHLY HOA</b>  | \$150.00     |

**PROPERTY'S ENCUMBRANCES/COSTS**

|                                   |            |                               |             |
|-----------------------------------|------------|-------------------------------|-------------|
| <b>COURT FEES</b>                 | \$687.90   | <b>DUE HOA/CONDO*</b>         | \$0.00      |
| <b>DUE COUNTY TAXES</b>           | \$0.00     | <b>OTHER LIENS</b>            | \$0.00      |
| <b>SELLING CLOSING COSTS 1.3%</b> | \$3,705.00 | <b>AUCTION SERVICE FEE 3%</b> | \$6,879.00  |
| <b>FEDERAL TAXES/LIENS</b>        | \$0.00     | <b>SALE COMMISSIONS</b>       | \$8,550.00  |
| <b>REPAIRS \$7.5X SQ FT</b>       | \$4,262.50 | <b>TOTAL COSTS</b>            | \$24,084.40 |

**INVESTMENT PROCEEDS**

|                          |              |               |             |
|--------------------------|--------------|---------------|-------------|
| <b>TOTAL INVESTMENT</b>  | \$253,384.40 | <b>PROFIT</b> | \$31,615.60 |
| <b>PORCENTUAL PROFIT</b> | 12.48%       |               |             |

**COMMENTS**

This 1705 square foot single family home has 4 bedrooms and 3.0 bathrooms. It is located at 8917 SW 214th St Cutler Bay, Florida.  
 Facts: ■Lot: 4,080 sqft■Single Family■Built in 2003■Last sold: Aug 2003 for \$195,000  
 Features:■Parking: 199 sqft garage  
 Construction:■Roof type: Other■Stories: 2■Unit count: 1  
 Other:■Floor size: 1,705 sqft■Last remodel year: 2003■Parcel #: 3660160091190

\*Estimated Past Due HOA debt.