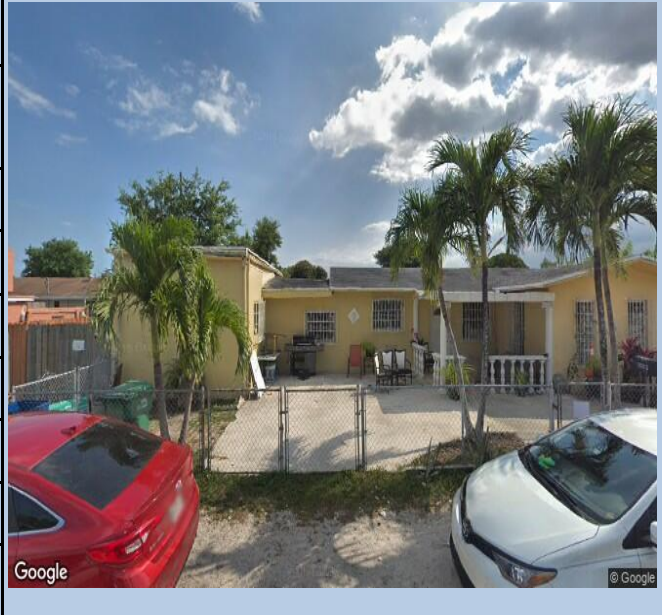


**PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS**

**PROPERTY GENERAL INFORMATION**

OWNER'S NAME	JOSEPH SUTTON
PROPERTY ADDRESS	3502 NW 106 ST MIAMI 33147
FOLIO #	30-2133-003-0211
FORECLOSURE CASE #	2019-009257-CA-01
SALE DATE	7/29/2019
LIVING AREA	2,719
LAYOUT	5/4
MAP	<a href="https://goo.gl/maps/d8d3NZax5uZ3Um6dA">https://goo.gl/maps/d8d3NZax5uZ3Um6dA</a>
COMMUNITY/COMPLEX	WEST LITTLE RIVER



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$207,300.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMNT	\$220,015.98	MARKET VALUE	\$344,000.00
RENT AMOUNT	\$2,900.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$2,694.90	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$11,000.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$12,438.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$40,785.00	TOTAL COSTS	\$66,917.90

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$274,217.90	PROFIT	\$69,782.10
PORCENTUAL PROFIT	25.45%	CAP RATE	8.30%

**COMMENTS**

This 2719 square foot multiple occupancy home has 5 bedrooms and 4.0 bathrooms. It is located at 3502 NW 106th St Miami, Florida.  
LIEN WITH THE CITY FOUND \* BALANCE IS SUBJECT TO NEGOTIATION.