

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

**PROPERTY INFORMATION**

<b>OWNER'S NAME</b>	<b>NILTON VILLELA</b>
<b>PROPERTY ADDRESS</b>	<b>1475 SE 24 CT 246 HOMESTEAD 33035</b>
<b>FOLIO #</b>	<b>10-7929-013-2460</b>
<b>FORECLOSURE CASE #</b>	<b>2019-015329-CA-01</b>
<b>SALE DATE</b>	<b>4/4/2022</b>
<b>LIVING AREA</b>	<b>1,302</b>
<b>LOT AREA</b>	<b>0</b>
<b>LAYOUT</b>	<b>3/2</b>
<b>MAP</b>	
<b>COMMUNITY/COMPLEX</b>	<b>SHOMA TOWNHOMES AT KEYSCOVE</b>



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$213,100.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$419,662.45</b>	<b>MARKET VALUE</b>	<b>\$235,000.00</b>
<b>RENT AMOUNT</b>	<b>\$1,800.00</b>	<b>MONTHLY HOA</b>	<b>\$280.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$4,688.20</b>	<b>DUE HOA/CONDO*</b>	<b>\$5,000.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$0.00</b>	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 2%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 2.5%</b>	<b>\$5,327.50</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$10X SQ FT</b>	<b>\$13,020.00</b>	<b>TOTAL COSTS</b>	<b>\$28,035.70</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$241,135.70</b>	<b>PROFIT</b>	<b>-\$6,135.70</b>
<b>PORCENTUAL PROFIT</b>	<b>-2.54%</b>		

**COMMENTS**

This 1302 square foot condo home has 3 bedrooms and 2.0 bathrooms. This home is located at 1475 SE 24th Ct #246, Homestead, FL 33035.

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

