

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

PROPERTY INFORMATION

OWNER'S NAME	CABRERA ESTEBAN
PROPERTY ADDRESS	2075 SW 122 AVE 128 MIAMI 33175
FOLIO #	30-4912-083-1360
FORECLOSURE CASE #	2021-023735-CA-01
SALE DATE	6/5/2023
LIVING AREA	910
LOT AREA	0
LAYOUT	2/2
MAP	https://goo.gl/maps/fUyJPdKLadhq9MW29
COMMUNITY/COMPLEX	CORAL TOWERS



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$213,500.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$210,919.00	MARKET VALUE	\$265,000.00
RENT AMOUNT	\$2,400.00	MONTHLY HOA	\$300.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,697.00	DUE HOA/CONDO*	<u>\$8,000.00</u>
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$0.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$12,810.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$18,200.00	TOTAL COSTS	\$43,707.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$257,207.00	PROFIT	\$7,793.00
PORCENTUAL PROFIT	3.03%		

COMMENTS

This 910 square foot condo home has 2 bedrooms and 2.0 bathrooms. This home is located at 2075 SW 122nd Ave APT 128, Miami, FL 33175.

LIEN WITH THE ASSOCIATION FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.