

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

PROPERTY DESCRIPTION

OWNER'S NAME	ALEXANDER BRIZUELA	
PROPERTY ADDRESS	5601 SW 69 CT MIAMI, FL 33143	
FOLIO #	30-4026-011-063	
FORECLOSURE CASE #	130180076CA01	
SALE DATE	6/12/2014	
LIVING AREA	1,642	
LAYOUT	3/1	
MAP	https://goo.gl/maps/CpHOr	
COMMUNITY/COMPLEX	CAROLE HELMS MANOR	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$240,000.00	MAXIMUM BIT	\$280,038.59
FINAL JUGDMENT	\$280,038.59	MARKET VALUE	\$340,000.00
RENT AMOUNT	\$2,350.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$0.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$360.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$14,400.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$14,760.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$254,760.00	PROFIT	\$85,240.00
PORCENTUAL PROFIT	33.46%		

COMMENTS

This is a very spacious open home with many possibilities needs TLC
 Facts: Lot: 0.4 acres, Single Family Built in 1954.
 Cooling: Central, Heating: Forced air
 Features: Cable Ready, Fenced Yard, Flooring: Tile, Parking: Carport, Garage - Attached, 0 space.