

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	OLGA CHARLOTIN	
PROPERTY ADDRESS	12445 NW 20 AVE MIAMI 33167	
FOLIO #	30-2127-001-0390	
FORECLOSURE CASE #	2013-037430-CA-01	
SALE DATE	10/17/2016	
LIVING AREA	1,210	
LAYOUT	3/1	
MAP	<a href="https://goo.gl/maps/5FdaUzQ7eew">https://goo.gl/maps/5FdaUzQ7eew</a>	
COMMUNITY/COMPLEX	NICHOLS GOLF ESTATES	

AUCTION PURCHASE PRICE	\$87,100.00	MAXIMUM BIT	\$43,887.58
FINAL JUGDMNT	\$42,874.91	MARKET VALUE	\$161,174.00
RENT AMOUNT	\$1,600.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$261.30	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$22,000.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE	\$2,613.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$18,150.00	<b>TOTAL COSTS</b>	<b>\$43,024.30</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$130,124.30	PROFIT	\$31,049.70
PORCENTUAL PROFIT	23.86%	CAP RATE	21.00%

**COMMENTS**

This 1210 square foot single family home has 3 bedrooms and 1.0 bathrooms. It is located at 12445 NW 20th Ave Miami, Florida.

FACTS: Lot: 7,500 sqft, Single Family, Built in 1950, Great solar potential Sun Number™: 82

FEATURES: CONSTRUCTION: Exterior material: Cement concrete, Roof type: Other, Stories: 1, Unit count: 1

OTHER: Floor size: 1,210 sqft, Last remodel year: 1950, Lot depth: 100 ft, Lot width: 75 ft

Parcel #: 3021270010390

**VIOLATION WAS FOUND WITH THE CITY, SUCH VIOLATION IS SUBJECT TO NEGOTIATION.**