

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

PROPERTY GENERAL INFORMATION

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|---------------------------|---|
| OWNER'S NAME | VALVERDE ELIANA |
| PROPERTY ADDRESS | 7703 NW 114 PATH DORAL 33178 |
| FOLIO # | 35-3007-003-3060 |
| FORECLOSURE CASE # | 2017-000979-CA-01 |
| SALE DATE | 7/2/2018 |
| LIVING AREA | 1,511 |
| LAYOUT | 3/2.5 |
| MAP | https://goo.gl/maps/xywmwRkM91k |
| COMMUNITY/COMPLEX | WINDWARD AT ISLAND AT DORAL |



PROPERTY VALUE

| | | | |
|-------------------------------|--------------|--------------------------|--------------|
| AUCTION PURCHASE PRICE | \$265,300.00 | PLAINTIIF MAX BID | \$265,200.00 |
| FINAL JUGDMENT | \$413,128.00 | MARKET VALUE | \$340,000.00 |
| RENT AMOUNT | \$2,500.00 | MONTHLY HOA | \$175.00 |

PROPERTY'S ENCUMBRANCES/COSTS

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|-----------------------------------|-------------|-------------------------------|-------------|
| COURT FEES | \$3,448.90 | DUE HOA/CONDO* | \$15,000.00 |
| DUE COUNTY TAXES | \$0.00 | OTHER LIENS | \$0.00 |
| SELLING CLOSING COSTS 1.3% | \$0.00 | AUCTION SERVICE FEE 3% | \$7,959.00 |
| FEDERAL TAXES/LIENS | \$0.00 | SALE COMMISSIONS | \$0.00 |
| REPAIRS \$10X SQ FT | \$15,110.00 | TOTAL COSTS | \$41,517.90 |

INVESTMENT PROCEEDS

| | | | |
|--------------------------|--------------|-----------------|-------------|
| TOTAL INVESTMENT | \$306,817.90 | PROFIT | \$33,182.10 |
| PORCENTUAL PROFIT | 10.81% | CAP RATE | 6.30% |

COMMENTS

This 1511 square foot single family home has 3 bedrooms and 2.5 bathrooms. It is located at 7703 NW 114th Path Medley, Florida.
CORNER UNIT - GATED COMMUNITY - FAMILY ORIENTED - EASY ACCESS TO TURNPIKE EXPRESSWAY - NEAR TO 826 & 836 EXPRESSWAYS - CLOSE TO SCHOOLD CLASIFIED "A" - CLOSE TO SHOPPING CENTERS & MALLS
LIEN WITH THE ASSOCIATION FOUND * ESTIMATED IS SUBJECT TO NEGOTIATION.