

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

PROPERTY INFORMATION



OWNER'S NAME	OMAR HERNANDEZ
PROPERTY ADDRESS	8609 SW 137 AVE MIAMI 33183
FOLIO #	30-4934-008-0120
FORECLOSURE CASE #	2019-011885-CA-01
SALE DATE	1/11/2021
LIVING AREA	1,582
LOT AREA	9,720
LAYOUT	3/2.5
MAP	https://goo.gl/maps/vgzZqUyki2SauhgD9
COMMUNITY/COMPLEX	KENDALE LAKE TOWNHOUSE

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$211,600.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$375,198.67	MARKET VALUE	\$288,000.00
RENT AMOUNT	\$1,850.00	MONTHLY HOA	\$347.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,750.80	DUE HOA/CONDO*	\$2,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 2%	\$4,232.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$15,820.00	TOTAL COSTS	\$25,302.80

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$236,902.80	PROFIT	\$51,097.20
PORCENTUAL PROFIT	21.57%		

COMMENTS

This townhouse is located in the heart of Kendall. Unit offers a large master bedroom and master bath, wall to wall closet as well as two additional good size bedrooms and many closets throughout the unit. Downstairs by the kitchen is a large pantry closet and large under the stairs room. Ceramic floors in the first floor and carpet in the upstairs bedrooms, wood floors in the stairs. Rental includes association fee which includes water, and basic cable with Xfinity Cable. Community offers two swimming pools and a Club House. Unit provides two assigned parking permits per unit and there are plenty of additional visitors parking.

FORECLOSED BY THE ASSOCIATION, NO DEBT OR LIENS HAVE BEEN FOUND, AMOUNTS AND LIENS ARE SUBJECT TO NEGOTIATIONS.

