


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

PROPERTY DESCRIPTION

OWNER'S NAME	MCCULLOUGH ISAAC	
PROPERTY ADDRESS	2850 NW 173 TER MIAMI	
PROPERTY ADDRESS	GARDENS 33056	
FOLIO #	34-2109-002-2410	
FORECLOSURE CASE #	2012-032183-CA-01	
SALE DATE	4/29/2014	
LIVING AREA	1,188	
LAYOUT	3/2	
MAP	https://goo.gl/maps/P3YLm	
COMMUNITY/COMPLEX	MYRTLE GROVE	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$114,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$104,638.10	MARKET VALUE	\$165,000.00
RENT AMOUNT	\$1,650.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,453.15	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE 6%	\$6,846.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$7,500.00	TOTAL COSTS	\$16,799.15

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$130,899.15	PROFIT	\$34,100.85
PORCENTUAL PROFIT	26.05%		

COMMENTS

This home is a great investor opportunity. Priced for quick sale bring all offers !!!
 Facts: ■ Lot: 8,250 sqft ■ Single Family ■ Built in 1954 ■ Cooling: Central
 ■ Heating: Other ■ Last sold: Jun 2000 for \$78,000 ■ Price/sqft: \$135
 Features: ■ Flooring: Other ■ Parking: Carport, Garage - Attached, 0 space

