

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	<b>EMILIO RODRIGUEZ</b>	
<b>PROPERTY ADDRESS</b>	<b>14896 SW 58 ST MIAMI 33193</b>	
<b>FOLIO #</b>	<b>30-4928-021-0530</b>	
<b>FORECLOSURE CASE #</b>	<b>2016-012809-CA-01</b>	
<b>SALE DATE</b>	<b>10/27/2017</b>	
<b>LIVING AREA</b>	<b>1,330</b>	
<b>LAYOUT</b>	<b>3/2</b>	
<b>MAP</b>	<b><a href="https://goo.gl/maps/ooCwhFqBurF2">https://goo.gl/maps/ooCwhFqBurF2</a></b>	
<b>COMMUNITY/COMPLEX</b>	<b>WEST MILLER HEIGHTS</b>	

<b>AUCTION PURCHASE PRICE</b>	<b>\$233,100.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$122,288.00</b>	<b>MARKET VALUE</b>	<b>\$335,000.00</b>
<b>RENT AMOUNT</b>	<b>\$2,550.00</b>	<b>MONTHLY HOA</b>	<b>\$0.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$600.00</b>	<b>DUE HOA/CONDO*</b>	<b>\$0.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$0.00</b>	<b>OTHER LIENS</b>	<b>\$9,000.00</b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE</b>	<b>\$2,000.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$10X SQ FT</b>	<b>\$13,300.00</b>	<b>TOTAL COSTS</b>	<b>\$24,900.00</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$258,000.00</b>	<b>PROFIT</b>	<b>\$77,000.00</b>
<b>PORCENTUAL PROFIT</b>	<b>29.84%</b>		

**COMMENTS**

14896 SW 58th St, Miami, FL is a single family home that contains 1,330 sq ft and was built in 1988. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$83,900 in April 1988.

The Zestimate for this house is \$331,261, which has increased by \$7,063 in the last 30 days. The Rent Zestimate for this home is \$2,200/mo, which has increased by \$81/mo in the last 30 days. The property tax in 2016 was \$3,741. The tax assessment in 2016 was \$179,977, an increase of 10.0% over the previous year.

Type: Single Family, Year Built 1988, Parking, Lot 6,750 sqft  
**LIEN FROM THE CITY FOUND, \*SUBJECT TO NEGOTIATION.**