

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	MEYER MARTHA
PROPERTY ADDRESS	10450 SW 157 CT 306 MIAMI 33196
FOLIO #	30-5908-015-0360
FORECLOSURE CASE #	2019-005853-CA-01
SALE DATE	8/12/2019
LIVING AREA	1,084
LAYOUT	2/2
MAP	https://goo.gl/maps/EmxYxvKR75U6bbwK9
COMMUNITY/COMPLEX	ROYAL PALM PLACE AT THE HAMMOCKS



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$122,300.00	PLAINTIF MAX BID	\$116,000.00
FINAL JUGDMNT	\$290,082.00	MARKET VALUE	\$179,000.00
RENT AMOUNT	\$1,600.00	MONTHLY HOA	\$350.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$1,589.90	DUE HOA/CONDO*	\$6,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$7,338.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$8,500.00	TOTAL COSTS	\$23,927.90

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$146,227.90	PROFIT	\$32,772.10
PORCENTUAL PROFIT	22.41%	CAP RATE	10.43%

COMMENTS

Lovely 2/2 with split bedroom, large area for family room, appliances fairly new, washer & dryer, balcony/patio, ground floor unit in gated community. Features pool, tennis and excellent school district. Walking distance to shopping and restaurants.
NO LIEN WITH THE ASSOCIATION FOUND * IF ANY, IS SUBJECT TO NEGOTIATION.

