

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

PROPERTY INFORMATION

OWNER'S NAME	GOFMAN VERA
PROPERTY ADDRESS	2750 NE 183 ST 2601 AVENTURA 33160
FOLIO #	28-2210-013-5970
FORECLOSURE CASE #	2023-014779-CA-01
SALE DATE	10/30/2023
LIVING AREA	766
LOT AREA	0
LAYOUT	1/1.5
MAP	https://maps.app.goo.gl/Zmqdi9Gsg47bsvfU7
COMMUNITY/COMPLEX	COMMODORE PLAZA CONDO



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$160,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$234,555.00	MARKET VALUE	\$265,000.00
RENT AMOUNT	\$2,000.00	MONTHLY HOA	\$485.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,202.00	DUE HOA/CONDO*	<u>\$12,000.00</u>
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$9,606.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$26,810.00	TOTAL COSTS	\$51,618.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$211,718.00	PROFIT	\$53,282.00
PORCENTUAL PROFIT	25.17%		

COMMENTS

This is a 766 square foot, condo home. This home is located at 2750 NE 183rd St APT 2601, Aventura, FL 33160. DEBT & LIEN WITH THE ASSOCIATION FOUND, ANY AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.

