

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	KATHERINE BURKETT
PROPERTY ADDRESS	1345 LINCOLN RD 604 MIAMI BEACH 33139
FOLIO #	02-3233-040-0210
FORECLOSURE CASE #	2010-042093-CA-01
SALE DATE	2/8/2016
LIVING AREA	718
LAYOUT	1/1.5
MAP	<a href="https://goo.gl/maps/ecP3WmrZPmJ">https://goo.gl/maps/ecP3WmrZPmJ</a> <u>2</u>
COMMUNITY/COMPLEX	BAYVIEW CONDO



**PROPERTY FINANCIAL SUMMARY**

AUCTION PURCHASE PRICE	\$194,900.00	MAXIMUM BIT	\$80,000.00
FINAL JUGDMNT	\$173,426.46	MARKET VALUE	\$280,000.00
RENT AMOUNT	\$1,900.00	MONTHLY HOA	\$375.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$4,287.80	DUE HOA/CONDO*	<u>\$750.00</u>
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$4,385.25
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$5,385.00	<b>TOTAL COSTS</b>	<b>\$14,808.05</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$209,708.05	PROFIT	\$70,291.95
PORCENTUAL PROFIT	33.52%		

**COMMENTS**

FACTS:Condo, Built in 1972,Last sold: Aug 2002 for \$137,000  
Floor size: 718 sqft, Last remodel year: 1972

\*Estimated Past Due HOA debt.