

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

PROPERTY DESCRIPTION

OWNER'S NAME	ARTURO BECKFORD	
PROPERTY ADDRESS	3280 NW 170 ST MIAMI GARDENS 33056	
FOLIO #	34-2109-011-0370	
FORECLOSURE CASE #	2015-015941-CA-01	
SALE DATE	12/6/2016	
LIVING AREA	988	
LAYOUT	3/1	
MAP	https://goo.gl/maps/dHDSHpqqa72	
COMMUNITY/COMPLEX	BONIE BRIAR ESTATES	

AUCTION PURCHASE PRICE	\$113,300.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$82,732.36	MARKET VALUE	\$185,000.00
RENT AMOUNT	\$1,700.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$339.90	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$6,606.00	OTHER LIENS	\$2,600.00
SELLING CLOSING COSTS 1.3%	\$2,405.00	AUCTION SERVICE FEE 6%	\$6,798.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$11,100.00
REPAIRS \$10X SQ FT	\$9,880.00	TOTAL COSTS	\$39,728.90

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$153,028.90	PROFIT	\$31,971.10
PORCENTUAL PROFIT	20.89%		

COMMENTS

This 988 square foot single family home has 3 bedrooms and 1.0 bathrooms. It is located at 3280 NW 170th St Miami Gardens, Florida.
 Facts: ■Lot: 8,085 sqft ■Single Family ■Built in 1955 ■Last sold: Jul 1990 for \$57,364 ■Great solar potential Sun Number™: 79
 Features: ■Parking: 100 sqft garage
 Construction: ■Exterior material: Cement concrete ■Roof type: Other ■Stories: 1 ■Unit count: 1
 Other: ■Floor size: 988 sqft ■Last remodel year: 1955 ■Lot depth: 105 ft ■Lot width: 77 ft ■Parcel #: 3421090110370

LIEN FROM THE CITY OF MIAMI GARDENS