

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

PROPERTY INFORMATION

OWNER'S NAME	APARICIO MELKYS
PROPERTY ADDRESS	9785 SW 99 AVE MIAMI 33176
FOLIO #	30-5005-000-0181
FORECLOSURE CASE #	2018-041282-CA-01
SALE DATE	7/3/2023
LIVING AREA	4,000
LOT AREA	33,000
LAYOUT	5/4
MAP	https://goo.gl/maps/egvVRfP8Bvi_h1BRP6
COMMUNITY/COMPLEX	KENDALL



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$1,454,600.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$1,550,967.89	MARKET VALUE	\$2,120,000.00
RENT AMOUNT	\$11,000.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$32,001.20	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$0.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 2.5%	\$36,365.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$40X SQ FT	\$160,000.00	TOTAL COSTS	\$228,366.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$1,682,966.20	PROFIT	\$437,033.80
PORCENTUAL PROFIT	25.97%		

COMMENTS

VERY PRIVATE TROPICAL OASIS IN THE HEART OF BAPTIST KENDALL AREA!! SECLUDED ACRE ESTATE SURROUNDED BY KILLIAN GREENS GOLF COURSE. ITALIAN TRAVERTINE INSIDE AND OUT. 5/4 , VAULTED CEILINGS, PRIVATE LOFT IN MASTER WITH SPA IN BATH , FAMILY ROOM WITH FIREPLACE, WET BAR & EAT-IN KITCHEN WITH POOL/GOLF VIEWS. DUAL ACCESS FROM FRONT AND REAR OF PROPERTY LOTS OF ROOM FOR BOAT/RV.

NO LIENS OR VIOLATIONS WITH THE CITY FOUND, IF ANY, THEY ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.

