



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

PROPERTY DESCRIPTION

OWNER'S NAME	EDUARDO RODRIGUEZ
PROPERTY ADDRESS	12920 SW 84 ST MIAMI FL 33183
FOLIO #	30-4935-001-0180
FORECLOSURE CASE #	2013-027381-CA-01
SALE DATE	12/4/2015
LIVING AREA	2,271
LAYOUT	4/2
MAP	<a href="https://goo.gl/maps/LvsVmwLo75t">https://goo.gl/maps/LvsVmwLo75t</a>
COMMUNITY/COMPLEX	WISTON PARK



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$259,300.00	MAXIMUM BIT	\$259,250.00
FINAL JUGDMENT	\$363,391.63	MARKET VALUE	\$325,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$45.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$6,482.50	DUE HOA/CONDO*	\$500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$7,779.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$5/SQ FT	\$11,355.00	<b>TOTAL COSTS</b>	<b>\$26,116.50</b>

TOTAL INVESTMENT	\$285,416.50	PROFIT	\$39,583.50
PORCENTUAL PROFIT	13.87%		

COMMENTS

This 1560 square foot single family home has 4 bedrooms and 2.0 bathrooms. It is located at 12920 SW 84th St Miami, Florida.  
 Facts: Lot: 8,000 sqft Single Family Built in 1973 Last sold: Mar 1998 for \$130,500  
 Features: Parking: 380 sqft

\*Estimated HOA