


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

**PROPERTY GENERAL INFORMATION**

OWNER'S NAME	PIPAYAN VIPATASILPIN	
PROPERTY ADDRESS	9660 SW 77 ST MIAMI 33173	
FOLIO #	30-4033-017-0030	
FORECLOSURE CASE #	2017-021478-CA-01	
SALE DATE	10/31/2018	
LIVING AREA	1,660	
LAYOUT	3/2	
MAP	<a href="https://goo.gl/maps/haWXsmHKtuT2">https://goo.gl/maps/haWXsmHKtuT2</a>	
COMMUNITY/COMPLEX	KENDALL SUNSET	

**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$300,100.00	PLAINTIF MAX BID	\$231,604.00
FINAL JUGDMENT	\$229,866.23	MARKET VALUE	\$415,000.00
RENT AMOUNT	\$2,500.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$3,901.30	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 2%	\$6,002.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$33,200.00	TOTAL COSTS	\$43,103.30

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$343,203.30	PROFIT	\$71,796.70
PORCENTUAL PROFIT	20.92%	CAP RATE	6.30%

**COMMENTS**

9660 SW 77th St, Miami, FL is a single family home that contains 1,660 sq ft and was built in 1970. This 1,660 square foot house sits on a 8,300 square foot lot and features 3 bedrooms and 2 bathrooms. This home last sold for \$132,000 in March 1997.  
**NO LIEN WITH THE CITY FOUND \* IF ANY, IS SUBJECT TO NEGOTIATION.**