

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

PROPERTY DESCRIPTION

OWNER'S NAME	LUIS FERNANDEZ	
PROPERTY ADDRESS	9719 NW 6 LN 9719 MIAMI 33172	
FOLIO #	30-4005-014-1110	
FORECLOSURE CASE #	2013-034669-CA-01	
SALE DATE	9/19/2016	
LIVING AREA	1,340	
LAYOUT	3/2	
MAP	https://goo.gl/maps/bUamAvPaSfJ2	
COMMUNITY/COMPLEX	EAST WIND LAKE VILLAGE	

AUCTION PURCHASE PRICE	\$165,100.00	MAXIMUM BIT	\$165,000.00
FINAL JUGDMENT	\$337,258.33	MARKET VALUE	\$230,000.00
RENT AMOUNT	\$1,850.00	MONTHLY HOA	\$285.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$495.30	DUE HOA/CONDO*	\$1,600.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE	\$4,953.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$13,400.00	TOTAL COSTS	\$20,448.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$185,548.30	PROFIT	\$44,451.70
PORCENTUAL PROFIT	23.96%		

COMMENTS

This 1340 square foot condo home has 3 bedrooms and 2.0 bathrooms. It is located at 9719 NW 6th Ln Miami, Florida.
FACTS: Condo, Built in 1977, Last sold: Jul 2007 for \$270,000
FEATURES: Floor size: 1,340 sqft, Last remodel year: 1977
 Parcel #: 3040050141110
 Zillow Home ID: 44174403
 *Estimated Past Due HOA debt.