


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

PROPERTY DESCRIPTION

OWNER'S NAME	DEBORAH PENDER	
PROPERTY ADDRESS	3031 NW 164 ST MIAMI GARDENS 33054	
FOLIO #	34-2116-006-0280	
FORECLOSURE CASE #	2014-001512-CA-01	
SALE DATE	12/5/2016	
LIVING AREA	1,089	
LAYOUT	3/1	
MAP	https://goo.gl/maps/DG7hYboWRbo	
COMMUNITY/COMPLEX	PINE TREE PARK	

AUCTION PURCHASE PRICE	\$124,900.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$275,229.63	MARKET VALUE	\$186,555.00
RENT AMOUNT	\$1,650.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$374.70	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$2,425.22	AUCTION SERVICE FEE 5%	\$6,245.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$5,596.65
REPAIRS \$10X SQ FT	\$10,890.00	TOTAL COSTS	\$25,531.57

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$150,431.57	PROFIT	\$36,123.44
PORCENTUAL PROFIT	24.01%		

COMMENTS

This 1089 square foot single family home has 3 bedrooms and 1.0 bathrooms. It is located at 3031 NW 164th St Miami Gardens, Florida.
 Facts: ■Lot: 7,742 sqft■Single Family■Built in 1955■Last sold: Jun 2006 for \$155,000■Great solar potential Sun Number™: 83
 Features:
 Construction: ■Exterior material: Cement concrete■Roof type: Other■Stories: 1■Unit count: 1
 Other:■Floor size: 1,089 sqft■Last remodel year: 1955■Lot depth: 105 ft■Lot width: 73 ft
 ■Parcel #: 3421160060280■Zillow Home ID: 44113363

NO LIEN OR VIOLATION FOUND