

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

PROPERTY DESCRIPTION

OWNER'S NAME	LUIS GARCIA	
PROPERTY ADDRESS	3010 NW 90 ST MIAMI 33147	
FOLIO #	30-3104-003-5940	
FORECLOSURE CASE #	2016-013496-CA-01	
SALE DATE	5/12/2017	
LIVING AREA	1,241	
LAYOUT	2/1	
MAP	https://goo.gl/maps/eHU6Ubsyohm	
COMMUNITY/COMPLEX	WEST LITTLE RIVER	

AUCTION PURCHASE PRICE	\$146,700.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$489,262.96	MARKET VALUE	\$203,000.00
RENT AMOUNT	\$1,700.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$440.10	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$2,500.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 4%	\$5,868.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$7.5X SQ FT	\$9,307.50	TOTAL COSTS	\$18,115.60

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$164,815.60	PROFIT	\$38,184.40
PORCENTUAL PROFIT	23.17%		

COMMENTS

This 1241 square foot single family home has 2 bedrooms and 1.0 bathrooms. It is located at 3010 NW 90th St Miami, Florida. This property was last sold for \$123,000 in 2002 and currently has an estimated value of \$203,695. The median sales price for the West Little River area is \$134,500. The \$203,695 estimated value is 10.11% greater than the median listing price of \$185,000 for the West Little River area.

According to the Miami public records, the property at 3010 Nw 90th St, Miami, FL 33147 has approximately 1,244 square feet, 2 beds and 1 bath with a lot size of 8,460 square feet.

LIEN & OPEN PERMIT FOUND, *ESTIMATED SUBJECT TO NEGOTIATION.