

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

PROPERTY DESCRIPTION

OWNER'S NAME	ANDREA SOODAK
PROPERTY ADDRESS	740 NE 199 ST #202 NORTH MIAMI 33179
FOLIO #	30-2206-050-0960
FORECLOSURE CASE #	2012-037076-CA-01
SALE DATE	5/15/2015
LIVING AREA	1,125
LAYOUT	2/2
MAP	https://goo.gl/maps/f0bou
COMMUNITY/COMPLEX	NORTHLAKE VILLAGE AT CALIF



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$60,480.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$132,214.00	MARKET VALUE	\$82,000.00
RENT AMOUNT	\$1,300.00	MONTHLY HOA	\$175.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$1,209.60	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE 6%	\$3,628.80
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$12,338.40

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$72,818.40	PROFIT	\$9,181.60
PORCENTUAL PROFIT	12.61%		

COMMENTS

NORTHLAKE VILLAGE AT THE CALIFORNIA CLUB CONDO AS-IS, 2 LARGE BEDROOM, WITH VERY LARGE BATHROOM, MASTER BATHROOM 2 HUGE WALKIN CLOSETS, WASHER AND DRYER, LARGE PATIO,

Facts ■ Condo ■ Built in 1980 ■ Last sold: Sep 2004 for \$130,000

Other ■ Floor size: 1,125 sqft ■ Last remodel year: 1980

***Estimated Past Due HOA debt.**