

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

PROPERTY DESCRIPTION

OWNER'S NAME	JORGE BENITEZ	
PROPERTY ADDRESS	16919 N BAY RD 316 SUNNY ISLES BEACH 33160	
FOLIO #	31-2211-033-1340	
FORECLOSURE CASE #	2008-041382-CA-01	
SALE DATE	3/17/2016	
LIVING AREA	988	
LAYOUT	2/2	
MAP	https://goo.gl/maps/n2mddgKr11y	
COMMUNITY/COMPLEX	PLAZA OF AMERICAS	

PROPERTY'S VALUE

AUCTION PURCHASE PRICE	\$152,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$323,186.80	MARKET VALUE	\$208,000.00
RENT AMOUNT	\$1,750.00	MONTHLY HOA	\$390.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,344.00	DUE HOA/CONDO*	<u>\$7,500.00</u>
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$4,560.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$5,500.00	TOTAL COSTS	\$20,904.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$172,904.00	PROFIT	\$35,096.00
PORCENTUAL PROFIT	20.30%		

COMMENTS

LOCATION, LOCATION, LOCATION: SPACIOUS UNIT, WITH TILE IN ENTIRE UNIT. HUGE LIVING AREA, CLOSE TO THE AMAZING BEACHES OF SUNNY ISLES. WALKING DISTAN CE TO RESTAURANTS AND SHOPPINGS.

Facts: ■Condo■Built in 1979■All time views: 864■Cooling: Central■Parking: Garage - Attached■Last sold: Dec 1994 for \$77,000
 Features: ■Cable Ready■Controlled Access■Doorman■Elevator■Fitness Center■Flooring: Tile■Gated Entry■High Speed Internet Ready■Patio■Pool■Security System■Transportation

*Estimated Past Due HOA debt.

