

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

PROPERTY DESCRIPTION

OWNER'S NAME	LUZ MARINA PENALOZA
PROPERTY ADDRESS	12150 SW 132 CT 201-B MIAMI 33186
FOLIO #	30-5914-104-0170
FORECLOSURE CASE #	2014-022639-CA-01
SALE DATE	7/29/2015
LIVING AREA	1,290
LAYOUT	0/0
MAP	https://goo.gl/maps/eEC0r
COMMUNITY/COMPLEX	TAMIAMI PINELAND COMMERCIAL CENTER



AUCTION PURCHASE PRICE	\$110,100.00	MAXIMUM BIT	\$110,000.00
FINAL JUGDMENT	\$213,512.00	MARKET VALUE	\$155,000.00
RENT AMOUNT	\$1,500.00	MONTHLY HOA	\$315.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$2,422.20	DUE HOA/CONDO*	\$16,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 2%	\$0.00	AUCTION SERVICE FEE	\$4,404.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$22,826.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$132,926.20	PROFIT	\$22,073.80
PORCENTUAL PROFIT	16.61%		

COMMENTS

Facts: Warehouse Built in 2005
 *Estimated Past Due HOA debt.