

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

PROPERTY DESCRIPTION

OWNER'S NAME	MARCIA OCONNOR
PROPERTY ADDRESS	15051 ROYAL OAKS LN #303 NORTH MIAMI 33181
FOLIO #	06-2221-036-0530
FORECLOSURE CASE #	2013-005048-CA-01
SALE DATE	1/11/2016
LIVING AREA	1,801
LAYOUT	3/3
MAP	https://goo.gl/maps/vARs6GSH4bk
COMMUNITY/COMPLEX	THE OAKS AT BISCAYNE LANDING



AUCTION PURCHASE PRICE	\$211,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$340,000.00	MARKET VALUE	\$345,000.00
RENT AMOUNT	\$2,400.00	MONTHLY HOA	\$800.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,220.00	DUE HOA/CONDO*	\$18,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$12,660.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$750.00	TOTAL COSTS	\$35,630.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$246,630.00	PROFIT	\$98,370.00
PORCENTUAL PROFIT	39.89%		

COMMENTS

FANTASTIC 3 BEDROOM 3 BATH OVER 1800 SF. MARBLE FLOORS, GRANITE COUNTERS, JACUZI TU IN MASTER BATH , LARGE OPEN BALCONY. 3/3 CONDO, 3 Full Bathrooms, Pet restrictions, Community security features, Extra storage available, Elevator(s), Balcony, Lease option, Lease/purchase, Carpet, Marble floors, Central air conditioning, Central heat, Electric range and oven, Disposal, Dishwasher, Refrigerator, Clothes dryer, TV cable available, 1 parking place, Space(s), swimming pool, Master bedroom on main floor, Exercise room, Garden view, Multi-story

Facts: ■Condo ■Built in 2007 ■Last sold: Apr 2007 for \$386,000 ■Floor size: 1,796 sqft ■Last remodel year: 2007

■Parcel #: 0622210360530

*Estimated Past Due HOA debt.

