



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

PROPERTY DESCRIPTION

OWNER'S NAME	ESTHER CLAUDE
PROPERTY ADDRESS	301 NW 83 ST 301 MIAMI 33150
FOLIO #	30-3112-106-1890
FORECLOSURE CASE #	2015A00610
SALE DATE	6/7/2016
LIVING AREA	1,660
LAYOUT	4/3
MAP	https://goo.gl/maps/rAcLQexQb8U2
COMMUNITY/COMPLEX	SUNSET PALM VILLAS



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$46,100.00	ASSESSED VALUE	\$52,310.00
OPENING BID	\$8,193.25	MARKET VALUE	\$85,000.00
RENT AMOUNT	\$1,600.00	MONTHLY HOA	\$380.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$1,014.20	DUE HOA/CONDO*	\$1,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
LEGAL COSTS QUITE TITLE	\$2,250.00	AUCTION SERVICE FEE	\$1,383.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$1,500.00	TOTAL COSTS	\$7,647.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$53,747.20	PROFIT	\$31,252.80
PORCENTUAL PROFIT	58.15%		

COMMENTS

This 1660 square foot condo home has 4 bedrooms and 3.0 bathrooms. It is located at 301 NW 83rd St Miami, Florida.
FACTS: Condo, Built in 2003
 Last sold: Apr 2006 for \$167,000