

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

**PROPERTY GENERAL INFORMATION**

OWNER'S NAME	DINAMO LL
PROPERTY ADDRESS	18001 COLLINS AVE 1706 SUNNY ISLES 33160
FOLIO #	31-2211-069-1070
FORECLOSURE CASE #	2020A00040
SALE DATE	9/3/2020
LIVING AREA	551
LAYOUT	0/1
MAP	<a href="https://goo.gl/maps/57S2pzy8cstCv22h6">https://goo.gl/maps/57S2pzy8cstCv22h6</a>
COMMUNITY/COMPLEX	TRUMP INTERNATIONAL SONESTA



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$215,200.00	OPENING BID	\$3,120.00
ASSESSED VALUE	\$217,000.00	MARKET VALUE	\$320,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$900.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$2,797.60	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$6,456.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$30X SQ FT	\$0.00	TOTAL COSTS	\$9,253.60

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$224,453.60	PROFIT	\$95,546.40
PORCENTUAL PROFIT	42.57%	CAP RATE	5.30%

**COMMENTS**

18001 Collins Ave #1706, Sunny Isles Beach, FL is a condo home that contains 551 sq ft and was built in 2003. It contains 0 bedroom and 1 bathroom. This home last sold for \$249,000 in May 2012. The Zestimate for this house is \$306,708, which has decreased by \$39,807 in the last 30 days.  
**NO LIEN WITH THE CITY FOUND \* IF ANY, IS SUBJECT TO NEGOTIATION.**

