

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

PROPERTY INFORMATION

OWNER'S NAME	GEORGE CLAYTON	
PROPERTY ADDRESS	7443 BIG CYPRESS DR MIAMI LAKES 33014	
FOLIO #	32-2023-007-1250	
FORECLOSURE CASE #	2016-019375-CA-01	
SALE DATE	7/31/2023	
LIVING AREA	1,333	
LOT AREA	6,329	
LAYOUT	3/2	
MAP	https://goo.gl/maps/MgJRQXRtPYdFs2fJA	
COMMUNITY/COMPLEX	MIAMI LAKES GOLF COURSE	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$400,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$470,041.51	MARKET VALUE	\$520,000.00
RENT AMOUNT	\$3,200.00	MONTHLY HOA	\$28.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$8,802.20	DUE HOA/CONDO*	<u>\$10,000.00</u>
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$0.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$12,003.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$25X SQ FT	\$33,325.00	TOTAL COSTS	\$64,130.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$464,230.20	PROFIT	\$55,769.80
PORCENTUAL PROFIT	12.01%		

COMMENTS

RARELY AVAILABLE 3/2, one Story Unit with 1 Car Garage/Carport, on water. Very Private location of San Remo off Par 3 Golf Course. Washer/Dryer replaced 2020. Enjoy Walking Distance to Dining, Entertainment, A+ Schools & Public Greenspaces. Convenient access to all Major Highways. Being sold AS-IS, welcoming all inspections. Investor Friendly, OK to Lease upon purchase.

POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.