


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

PROPERTY DESCRIPTION

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|---------------------------|--|--|
| OWNER'S NAME | MERYL ELKIN |  |
| PROPERTY ADDRESS | 200 177 DR 518 SUNNY ISLES BEACH 33160 | |
| FOLIO # | 31-2211-015-2690 | |
| FORECLOSURE CASE # | 2014-027336-CA-01 | |
| SALE DATE | 5/31/2017 | |
| LIVING AREA | 767 | |
| LAYOUT | 2/2 | |
| MAP | https://goo.gl/maps/dbATZQmNH62 | |
| COMMUNITY/COMPLEX | AVILA | |

| | | | |
|-------------------------------|---------------------|---------------------|---------------------|
| AUCTION PURCHASE PRICE | \$145,400.00 | MAXIMUM BIT | HIDDEN |
| FINAL JUGDMNT | \$257,687.00 | MARKET VALUE | \$210,000.00 |
| RENT AMOUNT | \$1,650.00 | MONTHLY HOA | \$460.00 |

PROPERTY'S ENCUMBRANCES/COSTS

| | | | |
|-----------------------------------|-------------------|-------------------------------|--------------------|
| COURT FEES | \$436.20 | DUE HOA/CONDO* | \$5,000.00 |
| DUE COUNTY TAXES | \$2,745.00 | OTHER LIENS | \$0.00 |
| SELLING CLOSING COSTS 1.3% | \$0.00 | AUCTION SERVICE FEE 6% | \$8,724.00 |
| FEDERAL TAXES/LIENS | \$0.00 | SALE COMMISSIONS | \$0.00 |
| REPAIRS \$7.5X SQ FT | \$5,752.50 | TOTAL COSTS | \$22,657.70 |

INVESTMENT PROCEEDS

| | | | |
|--------------------------|---------------------|---------------|--------------------|
| TOTAL INVESTMENT | \$168,057.70 | PROFIT | \$41,942.30 |
| PORCENTUAL PROFIT | 24.96% | | |

COMMENTS

TWO BEDROOMS TWO BATH APT, IT IS IN GREAT SUNNY ISLES, MINUTES AWAY FROM THE OCEAN, CLOSE TO SHOPPING AREA, RESTAURANTS, PARKS AND MORE. APARMENT ACROSS THE STREET FROM THE BEACH !!! TOP FLOR WITH BAY WINDOW OVERLOOKING TH POOL, HIGHRISES AND BEACH. LARGE LIVING ROOM & SPACIOUS BEDROOMS, SECURITY GUARD 24 HOURS AND GUARD MAINTENANCE CREW ON DUTY !!!!
 FORECLOSED BY THE ASSOCIATION, ESTIMATED CONDO DEBT, SUBJECT TO NEGOTIATION

