

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

PROPERTY DESCRIPTION

OWNER'S NAME	LUIS PEREIRA	
PROPERTY ADDRESS	5041 NW 114 CT DORAL 33178	
FOLIO #	35-3019-007-0320	
FORECLOSURE CASE #	12043006CA01	
SALE DATE	10/2/2014	
LIVING AREA	1,780	
LAYOUT	3/2.5	
MAP	https://goo.gl/maps/cQNmU	
COMMUNITY/COMPLEX	DORAL LANDINGS	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$237,000.00	MAXIMUM BIT	\$352,522.00
FINAL JUGDMENT	\$352,522.04	MARKET VALUE	\$315,000.00
RENT AMOUNT	\$2,250.00	MONTHLY HOA	\$170.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$0.00	DUE HOA/CONDO*	\$10,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$7,110.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$17,110.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$254,110.00	PROFIT	\$60,890.00
PORCENTUAL PROFIT	23.96%		

COMMENTS

VERY GOOD OPPORTUNITY - excellent PRICE ** DO NOT CALL tenant
 Centrally located, The neighborhood schools are class A, the house is inside a gated community with security guards 24/7; it has a pool and a park with benches and a small basketball court. There are around 100 houses, well maintained, dogs any size are allowed, 2 parking spaces per house plus plenty of gues parking, and is the cheapest monthly fee condominium.
*Estimated Past Due HOA debt.