


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

PROPERTY DESCRIPTION

OWNER'S NAME	NEMAN MAZZAWI	
PROPERTY ADDRESS	10420 SW 154 CT 8 MIAMI 33196	
FOLIO #	30-5909-016-0800	
FORECLOSURE CASE #	2015-001813-CA-01	
SALE DATE	9/2/2015	
LIVING AREA	1,389	
LAYOUT	2/2	
MAP	https://goo.gl/maps/JdpRM	
COMMUNITY/COMPLEX	PALM POINT	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$121,100.00	MAXIMUM BIT	\$90,000.00
FINAL JUGDMENT	\$185,989.00	MARKET VALUE	\$166,000
RENT AMOUNT	\$1,600.00	MONTHLY HOA	\$205.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,543.10	DUE HOA/CONDO*	\$3,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$6,055.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS 5%	\$4,980.00	TOTAL COSTS	\$16,578.10

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$137,678.10	PROFIT	\$28,321.90
PORCENTUAL PROFIT	20.57%		

COMMENTS

This 1389 square foot condo home has 2 bedrooms and 2.0 bathrooms. It is located at 10420 SW 154th Ct Miami, Florida.
 Facts: ■Condo ■Built in 1986 ■Last sold: Feb 2007 for \$230,000
 Construction ■Stories: 2
 Other ■Floor size: 1,389 sqft
 *Estimated Past Due HOA debt.