

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

**PROPERTY GENERAL INFORMATION**

<b>OWNER'S NAME</b>	<b>AGRAMONTE CONRADO</b>
<b>PROPERTY ADDRESS</b>	<b>1811 NW 22 PL MIAMI 33125</b>
<b>FOLIO #</b>	<b>01-3134-028-0460</b>
<b>FORECLOSURE CASE #</b>	<b>2018-025004-CA-01</b>
<b>SALE DATE</b>	<b>1/7/2020</b>
<b>LIVING AREA</b>	<b>1,030</b>
<b>LAYOUT</b>	<b>2/1</b>
<b>MAP</b>	<a href="https://goo.gl/maps/1CkPAxVexrCSLHRk8">https://goo.gl/maps/1CkPAxVexrCSLHRk8</a>
<b>COMMUNITY/COMPLEX</b>	<b>ALAMEDA/ALLAPATHA</b>



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$177,800.00</b>	<b>PLAINTIF MAX BID</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$300,000.00</b>	<b>MARKET VALUE</b>	<b>\$260,000.00</b>
<b>RENT AMOUNT</b>	<b>\$1,650.00</b>	<b>MONTHLY HOA</b>	<b>\$0.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$2,311.40</b>	<b>DUE HOA/CONDO*</b>	<b>\$0.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$0.00</b>	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 4%</b>	<b>\$7,112.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$20X SQ FT</b>	<b>\$20,600.00</b>	<b>TOTAL COSTS</b>	<b>\$30,023.40</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$207,823.40</b>	<b>PROFIT</b>	<b>\$52,176.60</b>
<b>PORCENTUAL PROFIT</b>	<b>25.11%</b>	<b>CAP RATE</b>	<b>8.20%</b>

**COMMENTS**

This single-family home is located at 1811 NW 22 PL, is in Miami, FL and in ZIP code 33125. This property has 2 bedrooms, 1 bathroom and approximately 1,030 sqft of floor space. This property has a lot size of 3,484 sqft and was built in 1953. NO LIEN WITH THE CITY FOUND \* IF ANY, IS SUBJECT TO NEGOTIATION.

