

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

PROPERTY DESCRIPTION

OWNER'S NAME	CRESCENTIA DAVID	
PROPERTY ADDRESS	15921 SW 143 CT MIAMI 33177	
FOLIO #	30-5927-017-1000	
FORECLOSURE CASE #	11032770CA01	
SALE DATE	6/4/2014	
LIVING AREA	1,471	
LAYOUT	3/2	
MAP	https://goo.gl/maps/qrr0M	
COMMUNITY/COMPLEX	AMERICAN HOMES	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$152,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$150,204.80	MARKET VALUE	\$190,000.00
RENT AMOUNT	\$1,700.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$0.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$9,120.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$9,120.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$161,120.00	PROFIT	\$28,880.00
PORCENTUAL PROFIT	17.92%		

COMMENTS

This is a lovely home just need some roof repairs and some TLC