

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	MAFALDA GARCIA	
<b>PROPERTY ADDRESS</b>	1820 W 53 ST 513 HIALEAH 33012	
<b>FOLIO #</b>	04-2035-103-0640	
<b>FORECLOSURE CASE #</b>	2015-023244-CA-01	
<b>SALE DATE</b>	8/31/2016	
<b>LIVING AREA</b>	800	
<b>LAYOUT</b>	2/2	
<b>MAP</b>	<a href="https://goo.gl/maps/MDw2CFLbb6B">https://goo.gl/maps/MDw2CFLbb6B</a>	
<b>COMMUNITY/COMPLEX</b>	VERSAILLES PLAZA	

<b>AUCTION PURCHASE PRICE</b>	\$100,200.00	<b>PLAINTIFF MAX BID</b>	HIDDEN
<b>FINAL JUDGMENT</b>	\$84,788.61	<b>MARKET VALUE</b>	\$147,000.00
<b>RENT AMOUNT</b>	\$1,450.00	<b>MONTHLY HOA</b>	\$290.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	\$300.60	<b>DUE HOA/CONDO*</b>	\$6,500.00
<b>DUE COUNTY TAXES</b>	\$0.00	<b>OTHER LIENS</b>	\$0.00
<b>SELLING CLOSING COSTS 1.3%</b>	\$0.00	<b>AUCTION SERVICE FEE 6%</b>	\$6,012.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>REPAIRS \$12.5X SQ FT</b>	\$10,000.00	<b>TOTAL COSTS</b>	\$22,812.60

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$123,012.60	<b>PROFIT</b>	\$23,987.40
<b>PORCENTUAL PROFIT</b>	19.50%		

**COMMENTS**

This 800 square foot condo home has 2 bedrooms and 2.0 bathrooms. It is located at 1820 W 53rd St Hialeah, Florida.  
**FACTS:** Condo, Built in 1985  
 Last sold: Apr 1986 for \$49,900  
 Past Due HOA debt. \*Estimated