

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

PROPERTY DESCRIPTION

OWNER'S NAME	CESAR PULLAS
PROPERTY ADDRESS	7649 NW 116 AVE DORAL 33178
FOLIO #	35-3007-003-1980
FORECLOSURE CASE #	12022864CA01
SALE DATE	9/23/2014
LIVING AREA	1,516
LAYOUT	3/2.5
MAP	https://goo.gl/maps/PGpX6
COMMUNITY/COMPLEX	WINDWARD



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$250,000.00	MAXIMUM BIT	\$458,501.90
FINAL JUGDMENT	\$458,501.90	MARKET VALUE	\$315,000.00
RENT AMOUNT	\$2,100.00	MONTHLY HOA	\$340.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$9,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$15,000.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$24,250.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$274,250.00	PROFIT	\$40,750.00
PORCENTUAL PROFIT	14.86%		

COMMENTS

This 1516 square foot condo home has 3 bedrooms and 2.0 bathrooms. It is located at 7649 NW 116th Ave Medley, Florida.
 Facts: Condo, Built in 2004, Last sold: Jul 2007 for \$390,000