

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

PROPERTY INFORMATION

OWNER'S NAME	ALEJANDRO CRUZ
PROPERTY ADDRESS	29038 SW 152 AVE HOMESTEAD 33033
FOLIO #	30-7904-004-3010
FORECLOSURE CASE #	2022-003928-CA-01
SALE DATE	5/1/2023
LIVING AREA	2,012
LOT AREA	8,925
LAYOUT	3/2
MAP	https://goo.gl/maps/iDYjAn5u7t2P4Jwf6
COMMUNITY/COMPLEX	LEISURE CITY



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$320,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$322,573.81	MARKET VALUE	\$450,000.00
RENT AMOUNT	\$2,500.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$7,042.20	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	<u>\$851.00</u>	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$9,603.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$40,240.00	TOTAL COSTS	\$57,736.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$377,836.20	PROFIT	\$72,163.80
PORCENTUAL PROFIT	19.10%		

COMMENTS

This 2012 square foot single family home has 3 bedrooms and 2.0 bathrooms. This home is located at 29038 SW 152nd Ave, Homestead, FL 33033. Based on Redfin's Homestead data, we estimate the home's value is \$428,255.

NO LIEN OR VIOLATION WITH THE CITY FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.