



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

**PROPERTY DESCRIPTION**

OWNER'S NAME	ROBERT HODGIN
PROPERTY ADDRESS	17622 NW 25 AVE 301 MIAMI GARDENS 33056
FOLIO #	34-2110-051-0430
FORECLOSURE CASE #	2014-019178-CA-01
SALE DATE	12/7/2015
LIVING AREA	892
LAYOUT	2/2
MAP	<a href="https://goo.gl/maps/7YgmVsHAZ7z">https://goo.gl/maps/7YgmVsHAZ7z</a>
COMMUNITY/COMPLEX	THE OAKS AT MIAMI GARDENS



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$82,500.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$180,690.50	MARKET VALUE	\$125,000.00
RENT AMOUNT	\$1,350.00	MONTHLY HOA	\$160.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$1,815.00	DUE HOA/CONDO*	\$8,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$4,950.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$5,000.00	<b>TOTAL COSTS</b>	<b>\$19,765.00</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$102,265.00	PROFIT	\$22,735.00
PORCENTUAL PROFIT	22.23%		

**COMMENTS**

Facts: ■ Condo ■ Built in 2006 ■ Last sold: Mar 2007 for \$190,000

\*Estimated Past Due HOA debt.