

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	MIRNA HERNANDEZ	
PROPERTY ADDRESS	7300 SW 18 STREET RD MIAMI 33155	
FOLIO #	30-4011-001-0740	
FORECLOSURE CASE #	2014-011984-CA-01	
SALE DATE	9/26/2016	
LIVING AREA	1,669	
LAYOUT	3/1	
MAP	<a href="https://goo.gl/maps/pw8DznSe2kG2">https://goo.gl/maps/pw8DznSe2kG2</a>	
COMMUNITY/COMPLEX	HARWOOD VILLAGE	

AUCTION PURCHASE PRICE	\$257,400.00	PLAINTIFF MAX BID	HIDDEN
FINAL JUDGMENT	\$553,664.04	MARKET VALUE	\$350,000.00
RENT AMOUNT	\$2,500.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$772.20	DUE HOA/CONDO	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS*	\$10,127.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$7,722.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$12.5X SQ FT	\$20,862.50	<b>TOTAL COSTS</b>	<b>\$39,483.70</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$296,883.70	PROFIT	\$53,116.30
PORCENTUAL PROFIT	17.89%	CAP RATE	10.2%

**COMMENTS**

Investor opportunity! This property is being offered at Public Auction on 09-26-2016. Visit Auction.com now to see the Estimated Opening Bid, additional photos, Property Reports with Title information, Plat maps and Interior Inspection Reports when available. **FACTS:** Lot: 10,454 sqft, Single Family, Built in 1950, Last sold: Apr 2005 for \$319,000, Price/sqft: \$188, Great solar potential, Sun Number™: 80, **FEATURES:** Floor size: 1,669 sqft (Lien from the city: UNAUTHORIZED USE WITHIN A SINGLE-FAMILY RESIDENTIAL DISTRICT-COUNTY CODE VIOLATION LIENS ARE SUBJECT TO NEGOTIATION)