

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	JEANNE GARCIA
PROPERTY ADDRESS	7125 NW 186 ST B508 HIALEAH 33015
FOLIO #	30-2002-028-1050
FORECLOSURE CASE #	2016-010393-CA-01
SALE DATE	1/7/2019
LIVING AREA	939
LAYOUT	2/2
MAP	https://goo.gl/maps/TMuikpkv1FT2
COMMUNITY/COMPLEX	LAS BRISAS AT COUNTRY CLUB



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$113,500.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMNT	\$184,329.54	MARKET VALUE	\$164,000.00
RENT AMOUNT	\$1,500.00	MONTHLY HOA	\$260.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$1,475.50	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$6,810.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$18,780.00	TOTAL COSTS	\$34,565.50

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$148,065.50	PROFIT	\$15,934.50
PORCENTUAL PROFIT	10.76%	CAP RATE	12.20%

COMMENTS

7125 NW 186th St APT B508, Hialeah, FL is a condo home that contains 939 sq ft and was built in 1986. It contains 2 bedrooms and 2 bathrooms.

The Zestimate for this house is \$163,791, which has increased by \$1,839 in the last 30 days. The Rent Zestimate for this home is \$1,500/mo.

NO LIEN WITH THE ASSOCIATION FOUND * IF ANY BALANCE, IS SUBJECT TO NEGOTIATION.