

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	GERMAN ARANDA	
PROPERTY ADDRESS	12557 SW 119 TER MIAMI 33186	
FOLIO #	30-5912-014-0450	
FORECLOSURE CASE #	08029714CA01	
SALE DATE	11/18/2014	
LIVING AREA	1,001	
LAYOUT	2/2	
MAP	<a href="https://goo.gl/maps/pzkx2">https://goo.gl/maps/pzkx2</a>	
COMMUNITY/COMPLEX	DEVON-AIRE VILLAS	

**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$132,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$239,643.50	MARKET VALUE	\$165,000.00
RENT AMOUNT	\$1,500.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

LEGAL FEES	\$0.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$1,100.00	OTHER LIENS	\$510.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$6,600.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	<b>TOTAL COSTS</b>	<b>\$8,210.00</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$140,210.00	PROFIT	\$24,790.00
PORCENTUAL PROFIT	17.68%		

**COMMENTS**

This 1001 square foot condo home has 2 bedrooms and 2.0 bathrooms. It is located at 12557 SW 119th Ter Miami, Florida.  
 Facts: ■ Condo ■ Built in 1979 ■ Last sold: Feb 2006 for \$222,000
