

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

**PROPERTY GENERAL INFORMATION**

OWNER'S NAME	FISCHER ELIZABETH
PROPERTY ADDRESS	767 SE 22 DR HOMESTEAD 33033
FOLIO #	10-7917-014-1470
FORECLOSURE CASE #	2018-019416-CA-01
SALE DATE	4/15/2019
LIVING AREA	1,460
LAYOUT	2/2
MAP	<a href="https://goo.gl/maps/XH3cPnQxXnG2">https://goo.gl/maps/XH3cPnQxXnG2</a>
COMMUNITY/COMPLEX	KEYS-GATE



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$172,400.00	PLAINTIF MAX BID	\$133,025.00
FINAL JUGDMNT	\$131,684.00	MARKET VALUE	\$227,500.00
RENT AMOUNT	\$1,700.00	MONTHLY HOA	\$230.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$2,241.20	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$5,172.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$10,950.00	TOTAL COSTS	\$18,363.20

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$190,763.20	PROFIT	\$36,736.80
PORCENTUAL PROFIT	19.26%	CAP RATE	6.80%

**COMMENTS**

Property Overview - 767 Se 22nd Dr, Homestead, FL 33033 is a single family home built in 1988. This property was last sold for \$135,000 in 2009 and currently has an estimated value of \$226,600.

**LIEN WITH THE ASSOCIATION FOUND \* AMOUNT IS SUBJECT TO NEGOTIATION. SURPLUS MIGHT BE AVAILABLE.**