

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

PROPERTY INFORMATION

OWNER'S NAME	DOMINGO SELMO	
PROPERTY ADDRESS	11518 SW 235 ST HOMESTEAD 33032	
FOLIO #	30-6019-013-0110	
FORECLOSURE CASE #	2018-028269-CA-01	
SALE DATE	1/17/2023	
LIVING AREA	2,967	
LOT AREA	5,227	
LAYOUT	4/2.5	
MAP	https://goo.gl/maps/VedNtwzb	
COMMUNITY/COMPLEX	SILVER PALM	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$466,200.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$419,175.33	MARKET VALUE	\$620,000.00
RENT AMOUNT	\$3,800.00	MONTHLY HOA	\$126.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$6,060.60	DUE HOA/CONDO*	<u>\$10,000.00</u>
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$13,986.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$12X SQ FT	\$35,604.00	TOTAL COSTS	\$65,650.60

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$531,850.60	PROFIT	\$88,149.40
PORCENTUAL PROFIT	16.57%		

COMMENTS

This 2967 square foot single family home has 4 bedrooms and 3.0 bathrooms. This home is located at 11518 SW 235th St, Homestead, FL 33032.

The estimate for this house is \$620,200. The Rent estimate for this home is \$3,799/mo.

LIENS WITH THE ASSOCIATION HAS BEEN FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.