


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

PROPERTY DESCRIPTION

OWNER'S NAME	EDMOND HINES	
PROPERTY ADDRESS	13930 MONROE ST MIAMI 33176	
FOLIO #	30-5019-001-8430	
FORECLOSURE CASE #	13024303CA01	
SALE DATE	11/18/2014	
LIVING AREA	1,663	
LAYOUT	4/2	
MAP	https://goo.gl/maps/WIFbp	
COMMUNITY/COMPLEX	RICHMOND HEIGHTS	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$102,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$95,567.12	MARKET VALUE	\$152,000.00
RENT AMOUNT	\$1,550.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$0.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$5,100.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$5,100.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$107,100.00	PROFIT	\$44,900.00
PORCENTUAL PROFIT	41.92%		

COMMENTS

Lovely 4 bedrooms, 2 bathrooms, 2-car garage with a large backyard. Close to schools, parks and major highways. This homes is a must see!
 Facts: ■ Lot: 7,501 sqft ■ Single Family ■ Built in 1955 ■ Last sold: Nov 2001 for \$97,000
 Features: ■ Parking: 2 spaces

