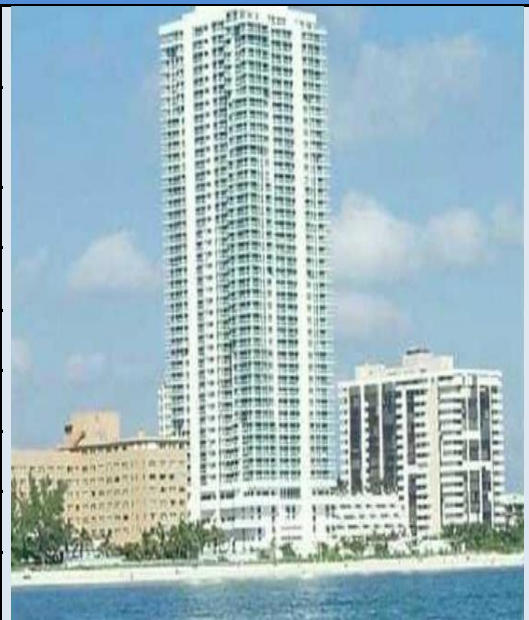


**PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS**

**PROPERTY DESCRIPTION**

OWNER'S NAME	FAJARDO MONICA
PROPERTY ADDRESS	6365 COLLINS AVE 2101 MIAMI BEACH 33141
FOLIO #	02-3211-073-0130
FORECLOSURE CASE #	2008-037935-CA-01
SALE DATE	1/21/2016
LIVING AREA	1,761
LAYOUT	3/3
MAP	<a href="https://goo.gl/maps/oJmaZdnwPPC2">https://goo.gl/maps/oJmaZdnwPPC2</a>
COMMUNITY/COMPLEX	AKOYA



MAX AUCTION PURCHASE PRICE	\$1,325,600.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$593,802.04	MARKET VALUE	\$1,650,000.00
RENT AMOUNT	\$10,000.00	MONTHLY HOA	\$1,300.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$26,512.00	DUE HOA/CONDO*	\$5,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$53,024.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$500.00	<b>TOTAL COSTS</b>	<b>\$85,036.00</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$1,410,636.00	PROFIT	\$239,364.00
PORCENTUAL PROFIT	16.97%		

**COMMENTS**

SPECTACULAR LUXURY PROPERTY IN MIAMI BEACH AREA!!!MARBLE FLOORS AND DIRECT ACCESS TO THE BEACH, BEAUTIFUL VIEW TO THE SOUTH AND WEST OF THE OCEAN, POOL, GYM, SAUNA, STEAM ROOM, TENNIS COURT, RACQUETBALL, VALET 24 HRS, COMFORTABLE AND RELAXED RESORT

Facts: ■ Baths: 2 full, 1 half, ■ Condo, ■ Built in 2004, ■ HOA Fee: \$1,225/mo, ■ Cooling: Central

■ Heating: Forced air, ■ Laundry: In Unit, ■ Last sold: Dec 2004 for \$634,000

■ Price/sqft: \$1,249, ■ MLS #: A2188726

Features: ■ Barbecue, ■ Doorman, ■ Elevator, ■ Hot Tub/Spa, ■ Pool, ■ Sauna, ■ Tennis Court

■ Waterfront

\*Estimated Past Due HOA debt.

