

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	BETTY L PEREZ
PROPERTY ADDRESS	2025 NE 164 ST 503 NORTH MIAMI BEACH 33162
FOLIO #	07-2216-031-0510
FORECLOSURE CASE #	2014-014796-CA-01
SALE DATE	7/1/2015
LIVING AREA	1,112
LAYOUT	2/2
MAP	<a href="https://goo.gl/maps/Zywxn">https://goo.gl/maps/Zywxn</a>
COMMUNITY/COMPLEX	CRESTVIEW TOWERS



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$59,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$132,967.20	MARKET VALUE	\$112,000.00
RENT AMOUNT	\$1,400.00	MONTHLY HOA	\$308.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$1,298.00	DUE HOA/CONDO*	\$2,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$510.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$3,540.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$15,000.00	<b>TOTAL COSTS</b>	<b>\$22,848.00</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$81,848.00	PROFIT	\$30,152.00
PORCENTUAL PROFIT	36.84%		

**COMMENTS**

GREAT spacious 2/2 CONDO with Walk/Bike Path. Free shuttle bus to malls  
 Facts ■ Condo ■ Built in 1970 ■ Last sold: Mar 1999 for \$53,000  
 Other ■ Floor size: 1,112 sqft ■ Last remodel year: 1970 ■ Parcel #: 0722160310510

**\*Estimated Past Due HOA debt.**