

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

PROPERTY INFORMATION				
OWNER'S NAME	PLANTA CONSULTORIA			
PROPERTY ADDRESS	2100 SANS SOUCI BLVD B601 NORTH MIAMI 33181			
FOLIO #	06-2228-039-0600			
TAX DEED CASE #	2025A00539			
SALE DATE	11/20/2025			
LIVING AREA	1188			
LOT AREA	0			
LAYOUT	2/2			
MAP	<a href="https://maps.app.goo.gl/YR2kZcx7Yx8xSjAR7">https://maps.app.goo.gl/YR2kZcx7Yx8xSjAR7</a>			
COMMUNITY/COMPLEX	BAYVIEW TOWERS/DOME			
PROPERTY VALUE				
AUCTION PURCHASE PRICE	\$225,800.00	MAXIMUM BIT	HIDDEN	
OPENING BID	\$16,314.00	MARKET VALUE	\$330,000.00	
RENT AMOUNT	\$3,200.00	MONTHLY HOA	\$960.00	
PROPERTY'S ENCUMBRANCES/COSTS				
COURT FEES	\$4,967.60	DUE HOA/CONDO*	<u>\$0.00</u>	
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$0.00</u>	
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$6,774.00	
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00	
REPAIRS \$20X SQ FT	\$23,760.00	TOTAL COSTS	\$35,501.60	
INVESTMENT PROCEEDS				
TOTAL INVESTMENT	\$261,301.60	PROFIT	\$68,698.40	
PORCENTUAL PROFIT	26.29%			
COMMENTS				
<p>Beautiful recently remodeled 2 beds 2 baths corner unit condo with spacious living &amp; dining room with a balcony and great bay views. Great Location East of Biscayne Blvd / US1, very close to the beach. HOA includes, cable, high speed internet and TV. The master includes an ensuite bathroom, with natural light and closet. Assigned Parking Space and storage unit on condo floor. Water, Cable, and Internet are included in the HOA fee.</p> <p>POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.</p>				

