

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	https://maps.app.goo.gl/YR2kZcx7Yx8xSjAR7		
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			
Beautiful recently remodeled 2 beds 2 baths corner unit condo with spacious living & 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. POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.			

