

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

PROPERTY INFORMATION

OWNER'S NAME	KC PARTNERS LLC
PROPERTY ADDRESS	10805-07 NW 10 AVE NORTH MIAMI 33168
FOLIO #	30-2135-002-1680
FORECLOSURE CASE #	2021-020238-CA-01
SALE DATE	1/23/2023
LIVING AREA	1,466
LOT AREA	15,120
LAYOUT	5/3
MAP	https://goo.gl/maps/Ki8Ntv5kaVuTuC4B6
COMMUNITY/COMPLEX	PINEWOOD PARK



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$291,300.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$279,520.64	MARKET VALUE	\$620,000.00
RENT AMOUNT	\$2,500.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,786.90	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$17,478.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$35X SQ FT	\$51,310.00	TOTAL COSTS	\$72,574.90

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$363,874.90	PROFIT	\$256,125.10
PORCENTUAL PROFIT	70.39%		

COMMENTS

This is a 1536 square foot, 0.0 bathroom, multi family home. This home is located at 10805 NW 10th Ave, Miami, FL 33168. The estimate for this house is \$420,200. The Rent estimate for this home is \$2,500/mo.

NO LIENS WITH THE CITY HAVE BEEN FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.