

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	7350 DORAL LUGO LLC
PROPERTY ADDRESS	7350 NW 114 AVE 308 DORAL 33178
FOLIO #	35-3018-035-0720
FORECLOSURE CASE #	2018-033233-CA-01
SALE DATE	9/25/2019
LIVING AREA	870
LAYOUT	2/2
MAP	https://goo.gl/maps/e6PgKGP99qBJkRM37
COMMUNITY/COMPLEX	PALM GARDENS AT DORAL



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$169,500.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMENT	\$202,285.93	MARKET VALUE	\$222,000.00
RENT AMOUNT	\$1,850.00	MONTHLY HOA	\$236.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,203.50	DUE HOA/CONDO*	\$3,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$5,085.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$0.00	TOTAL COSTS	\$10,788.50

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$180,288.50	PROFIT	\$41,711.50
PORCENTUAL PROFIT	23.14%	CAP RATE	9.33%

COMMENTS

This 2 bedroom 2 bathroom condo in Palm Gardens Doral is ready to move in. Tile through unit, washer and dryer, and balcony. Nice gated community, security, club house, close to great schools, shopping centers and highway. Currently rented.
NO LIEN WITH THE ASSOCIATION FOUND * IF ANY, IS SUBJECT TO NEGOTIATION.