

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

PROPERTY DESCRIPTION

OWNER'S NAME	MILVIA WOOLF	
PROPERTY ADDRESS	6917 COLLINS AVENUE #1514 MIAMI BEACH 33141	
FOLIO #	02-3211-072-1720	
FORECLOSURE CASE #	2009-054439-CA-01	
SALE DATE	2/18/2016	
LIVING AREA	1,018	
LAYOUT	1/1.5	
MAP	https://goo.gl/maps/1bxzC5417g72	
COMMUNITY/COMPLEX	THE COLLINS CONDO	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$300,100.00	MAXIMUM BIT	\$247,000.00
FINAL JUGDMET	\$276,881.00	MARKET VALUE	\$420,000.00
RENT AMOUNT	\$2,700.00	MONTHLY HOA	\$660.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$6,602.20	DUE HOA/CONDO*	\$30,000.00
DUE COUNTY TAXES	\$3,144.70	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.5%	\$6,300.00	OTHER FEES 1%	\$3,001.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS 3%	\$12,600.00
REPAIRS \$7.5x sq ft	\$5,090.00	TOTAL COSTS	\$66,737.90

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$366,837.90	PROFIT	\$53,162.10
PORCENTUAL PROFIT	14.49%		

COMMENTS

Gorgeous 1BR + Den which could be a second bedroom, and 1/5 baths.. Building has incredible amenities, ocean front fitness center and spa, media room, computer room, 24 HR surveillance, beach front pool, free Wi-Fi, etc.. This unit features an unique floor plan with a private balcony with city view. Washer and dryer included. State of the art kitchen appliances and granite counter tops. Located across from Publix, shops, restaurants, more. Call agent for showing.

FACTS: Baths: 1 full, 1 half, Condo, Built in 1969, HOA Fee: \$666/mo, Heating: Other, Laundry: In Unit

Last sold: Aug 2007 for \$425,000

FEATURES:Elevator, Flooring: Other, High Speed Internet Ready, Patio, Storage.

APPLIANCES INCLUDED: Dishwasher, Dryer, Range / Oven, Refrigerator, Washer

*Estimated Past Due HOA debt-Subject to negotiation.

