

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

PROPERTY DESCRIPTION

OWNER'S NAME	STEFAN DOMBOSCH	
PROPERTY ADDRESS	804 MAJORCA AVE CORAL GABLES 33134	
FOLIO #	03-4108-001-4990	
FORECLOSURE CASE #	2013-017203-CA-01	
SALE DATE	6/24/2015	
LIVING AREA	1,776	
LAYOUT	3/1	
MAP	https://goo.gl/maps/HRulg	
COMMUNITY/COMPLEX	CORAL GABLES	

PROPERTY VALUE

TOP AUCTION PURCHASE PRICE	\$455,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$626,168.70	MARKET VALUE	\$615,000.00
RENT AMOUNT	\$3,000.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$9,102.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$10,239.75
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$19,341.75

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$474,441.75	PROFIT	\$140,558.25
PORCENTUAL PROFIT	29.63%		

COMMENTS

This 1776 square foot single family home has 3 bedrooms and 1.0 bathrooms. It is located at 804 Majorca Ave Coral Gables, Florida.

Facts: ■ Lot: 5,650 sqft ■ Single Family ■ Built in 1925 ■ Last sold: Jun 2004 for \$520,000

Construction ■ Construction quality: 5.0 ■ Exterior material: Cement concrete

■ Roof type: Other ■ Stories: 1 ■ Unit count: 1

Other ■ Floor size: 1,776 sqft ■ Last remodel year: 1955 ■ Lot depth: 113

■ Lot width: 50