



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

**PROPERTY DESCRIPTION**

OWNER'S NAME	PEDRO MARTINEZ
PROPERTY ADDRESS	7904 WEST DR #317 NORTH BAY VILLAGE 33141
FOLIO #	23-3209-026-1560
FORECLOSURE CASE #	2013-022450-CA-01
SALE DATE	4/20/2016
LIVING AREA	723
LAYOUT	1/1
MAP	<a href="https://goo.gl/maps/q7xuU9xNoDU">https://goo.gl/maps/q7xuU9xNoDU</a>
COMMUNITY/COMPLEX	BAYSHORE YACHT TENNIS CLUB



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$126,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$176,136.45	MARKET VALUE	\$178,000.00
RENT AMOUNT	\$1,650.00	MONTHLY HOA	\$340.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$2,772.00	DUE HOA/CONDO*	\$6,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$3,780.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$5,422.50	<b>TOTAL COSTS</b>	<b>\$18,474.50</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$144,474.50	PROFIT	\$33,525.50
PORCENTUAL PROFIT	23.21%		

**COMMENTS**

THIS 723 SQUARE FOOT UNIT WITH PANORAMIC VIEWS FROM EVERY WINDOW, MIAMI BEACH AND DOWNTOWN MIAMI. THIS ONE BEDROOM AND ONE BATH, WITH AMENITIES : INCLUDE 24/7 SECURITY, 3 TENNIS COURTS, OLYMPIC HEATED POOL, BBQ AREA AND MORE.

Facts: ■ Condo ■ Built in 1963 ■ All time views: 1,147 ■ Last sold: Sep 2013 for \$132,000 ■ Last sale price/sqft: \$179

Features: ■ Elevator ■ Patio ■ Pool ■ Porch ■ Waterfront

\*Estimated Past Due HOA debt.