



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

PROPERTY DESCRIPTION

OWNER'S NAME	ALVARO LINCE
PROPERTY ADDRESS	9735 FONTAINEBLEAU BLVD G107 MIAMI 33172
FOLIO #	30-3055-090-2230
FORECLOSURE CASE #	2009-026983-CA-01
SALE DATE	9/25/2015
LIVING AREA	1,126
LAYOUT	2/2
MAP	https://goo.gl/maps/HZJOF
COMMUNITY/COMPLEX	SOLEIL AT FONTAINEBLEAU



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$126,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$185,035.70	MARKET VALUE	\$164,000.00
RENT AMOUNT	\$1,550.00	MONTHLY HOA	\$280.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,772.00	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$7,560.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$7,500.00	TOTAL COSTS	\$25,332.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$151,332.00	PROFIT	\$12,668.00
PORCENTUAL PROFIT	8.37%		

COMMENTS

This home is a great investor opportunity. It will be sold on Friday, September, 25. Occupant status varies and buyer assumes responsibility of occupancy. It will be sold "As Is" under the direction and supervision of the Private Selling Officer defined in the judgment.

Facts: ■ Condo ■ Built in 1989 ■ Last sold: Aug 2004 for \$160,900

*Estimated Past Due HOA debt.