

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

PROPERTY DESCRIPTION

OWNER'S NAME	DANIEL GONZALEZ	
PROPERTY ADDRESS	253 NE 2 ST 1003 MIAMI 33132	
FOLIO #	01-4137-065-0520	
FORECLOSURE CASE #	2016-019952-CA-01	
SALE DATE	5/26/2017	
LIVING AREA	1,058	
LAYOUT	2/2	
MAP	https://goo.gl/maps/7xuAW3GaKmP2	
COMMUNITY/COMPLEX	VIZCAYNE SOUTH	

AUCTION PURCHASE PRICE	\$267,900.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$265,004.34	MARKET VALUE	\$410,000.00
RENT AMOUNT	\$2,800.00	MONTHLY HOA	\$622.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$803.70	DUE HOA/CONDO*	\$10,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$16,074.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$7.5X SQ FT	\$7,935.00	TOTAL COSTS	\$34,812.70

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$302,712.70	PROFIT	\$107,287.30
PORCENTUAL PROFIT	35.44%		

COMMENTS

Beautiful 2BD 2BA condo in resort style building. Fully equipped kitchen, stainless steel appliances, granite countertop. Great amenities, across the street from Bayfront and walking distance from American Airlines Arena. Bay view. Unique in the building! 2b/2b Exclusive Vizcayne condo 5* 1600 SF Spa, Fitness Center, 4 pools... Excellent investment! Very convenient LOCATION! walking to Bayside, American AA, Restaurants, Shops, Banks, Downtown Miami!
 ESTIMATED CONDO DEBT, SUBJECT TO NEGOTIATION
 LIEN FROM THE ASSOCIATION,

