

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	CLAUDIA ESLAVA
PROPERTY ADDRESS	2801 NE 183 ST 310W AVENTURA 33160
FOLIO #	28-2203-027-0350
FORECLOSURE CASE #	2014-027248-CA-01
SALE DATE	9/23/2016
LIVING AREA	1,066
LAYOUT	1/2
MAP	<a href="https://goo.gl/maps/HXrgip3W4vy">https://goo.gl/maps/HXrgip3W4vy</a>
COMMUNITY/COMPLEX	ADMIRALS PORT



AUCTION PURCHASE PRICE	\$129,400.00	PLAINTIFF MAX BID	HIDDEN
FINAL JUDGMENT	\$107,166.00	MARKET VALUE	\$175,000.00
RENT AMOUNT	\$1,500.00	MONTHLY HOA	\$480.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$388.20	DUE HOA/CONDO*	\$1,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$3,882.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$1,500.00	<b>TOTAL COSTS</b>	<b>\$7,270.20</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$136,670.20	PROFIT	\$38,329.80
PORCENTUAL PROFIT	28.05%	CAP RATE	8.2%

**COMMENTS**

This 1066 square foot condo home has 1 bedrooms and 2.0 bathrooms. It is located at 2801 NE 183rd St Aventura, Florida.  
**FACTS:** Baths: 1 full, 1 half, Condo, Built in 1974, HOA Fee: \$479/mo, Cooling: Central, Heating: Forced air  
 Laundry: Shared, Parking: Garage - Detached, Last sold: Oct 2000 for \$55,000  
**FEATURES:** Barbecue, Basketball Court, Cable Ready, Doorman, Elevator, Flooring: Other, Garden, Patio, Pool, Porch  
 \*Estimated Past Due HOA debt.

