

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

PROPERTY DESCRIPTION

OWNER'S NAME	ANIA PEREZ	
PROPERTY ADDRESS	18836 NW 80 AVE MIAMI LAKES 33015	
FOLIO #	30-2003-023-0420	
FORECLOSURE CASE #	2009-080371-CA-01	
SALE DATE	8/14/2015	
LIVING AREA	2,144	
LAYOUT	4/2	
MAP	https://goo.gl/maps/Ok4iA	
COMMUNITY/COMPLEX	WEST ESPLANADE PATIO HOMES	
		

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$289,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$553,091.50	MARKET VALUE	\$385,000
RENT AMOUNT	\$2,400.00	MONTHLY HOA	\$80.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$6,071.10	DUE HOA/CONDO*	\$800.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$17,346.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS 5%	\$7,500.00	TOTAL COSTS	\$31,717.10

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$320,817.10	PROFIT	\$64,182.90
PORCENTUAL PROFIT	20.01%		

COMMENTS

Great property in a excellent zone of North West Miami lakes.
 Facts: ■ Lot: 4,895 sqft ■ Single Family ■ Built in 1994 ■ Last sold: Oct 2006 for \$425,000
 Features: ■ Parking: 2 spaces, 307 sqft ■ Pool. Additional Features: ■ Exterior Lighting ■ Hurricane Shooters
 ■ First Floor Entry ■ Dishwasher ■ Electric Range ■ Refr ■ Tile Floors ■ Carpet Floors upstairs ■ Wood
 ■ Central Cooling
 Construction: ■ Roof type: Other ■ Stories: 2 ■ Unit count: 1. Other: ■ Floor size: 2,144 sqft
 *Estimated Past Due HOA debt-Subject to negotiation.



For Keyes Company - 12/10/2011
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