

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	<b>CARLOS PACANINS</b>	
<b>PROPERTY ADDRESS</b>	<b>1801 NE 4 AVE #403 MIAMI 33132</b>	
<b>FOLIO #</b>	<b>01-3231-037-0130</b>	
<b>FORECLOSURE CASE #</b>	<b>2011-040613-CA-01</b>	
<b>SALE DATE</b>	<b>9/13/2016</b>	
<b>LIVING AREA</b>	<b>758</b>	
<b>LAYOUT</b>	<b>1/1</b>	
<b>MAP</b>	<a href="https://goo.gl/maps/vBzBqLniST32">https://goo.gl/maps/vBzBqLniST32</a>	
<b>COMMUNITY/COMPLEX</b>	<b>IVETTE TERRACE</b>	

<b>AUCTION PURCHASE PRICE</b>	<b>\$142,700.00</b>	<b>PLAINTIFF MAX BID</b>	<b>HIDDEN</b>
<b>FINAL JUDGMENT</b>	<b>\$248,030.12</b>	<b>MARKET VALUE</b>	<b>\$215,000.00</b>
<b>RENT AMOUNT</b>	<b>\$1,900.00</b>	<b>MONTHLY HOA</b>	<b>\$250.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$428.10</b>	<b>DUE HOA/CONDO*</b>	<b>\$1,000.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$0.00</b>	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 3%</b>	<b>\$4,281.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$15X SQ FT</b>	<b>\$7,500.00</b>	<b>TOTAL COSTS</b>	<b>\$13,209.10</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$155,909.10</b>	<b>PROFIT</b>	<b>\$59,090.90</b>
<b>PORCENTUAL PROFIT</b>	<b>37.90%</b>		

**COMMENTS**

This 758 square foot condo home has 1 bedrooms and 1.0 bathrooms. It is located at 1801 NE 4th Ave Miami, Florida.  
**FACTS:**Condo, Built in 1974, HOA Fee: \$245/mo, Price/sqft: \$290  
**FEATURES:**Elevator, Patio, Pool, Porch , **ADDITIONAL FEATURES:**Property Type: Townhouse, Heating Description: Electric Heat  
 Year Built Description: Resale, Approval Information: 1-2 Weeks Approval, Maintenance Includes: Insurance, Trash Removal, Sewer & Water  
 Parking Description: 1 Assigned Space, Restrictions: Okay To Lease, Security Information: Phone Entry, Security Information: Lobby Secured, Terms Considered: Conventional, Windows: Shades & Sliding, Construction Type: Cbs Construction  
 Cooling Description: Electric Cooling, Open Balcony, Type of Governing Bodies: Condominium  
 Style: Condo 5+ Stories, Tax Information: Tax Reflects No Homestead Tax, floor Description: Ceramic Floor  
 Housing-Older Persons Act: Unverified, Assoc Fee Paid Per: Monthly, Bedroom Description: Entry Level, Unit View: Other View  
 Main Living Area: Other Main Living Area, Development Name: Ivette Terrace Condo  
 \*Estimated Past Due HOA debt.