

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

PROPERTY DESCRIPTION

OWNER'S NAME	PAUL LADSON	
PROPERTY ADDRESS	601 NE 36 ST 2601 MIAMI 33137	
FOLIO #	01-3219-047-0200	
FORECLOSURE CASE #	13032200CA01	
SALE DATE	7/18/2014	
LIVING AREA	1,449	
LAYOUT	2/2	
MAP	https://goo.gl/maps/2pC5x	
COMMUNITY/COMPLEX	THE BLUE CONDO	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$315,000.00	MAXIMUM BIT	\$698,177.30
FINAL JUGDMENT	\$698,177.30	MARKET VALUE	\$420,000.00
RENT AMOUNT	\$3,100.00	MONTHLY HOA	\$357.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$8,200.00
DUE COUNTY TAXES	\$6,418.88	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$9,450.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$24,318.88

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$339,318.88	PROFIT	\$80,681.12
PORCENTUAL PROFIT	23.78%		

COMMENTS

Experience One of best views in Miami. This Luxury Condo is located at biscayne Bay just minutes from Miami International Airport, Miami Beach, Downtown/Brickell. This unit is the nicest line in the building with open spacious floor plan.
 Facts: Condo, Built in 2005, Cooling: Central, Heating: Forced air, Laundry: In Unit, Price/sqft: \$326
 *Estimated Past Due HOA debt.

