

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

**PROPERTY INFORMATION**

<b>OWNER'S NAME</b>	<b>FATIMAH MUHAMMAD</b>
<b>PROPERTY ADDRESS</b>	<b>2320 NW 184 ST MIAMI GARDENS 33056</b>
<b>FOLIO #</b>	<b>34-2103-007-0040</b>
<b>FORECLOSURE CASE #</b>	<b>2018-038934-CA-01</b>
<b>SALE DATE</b>	<b>2/23/2021</b>
<b>LIVING AREA</b>	<b>2,158</b>
<b>LOT AREA</b>	<b>7,875</b>
<b>LAYOUT</b>	<b>3/2</b>
<b>MAP</b>	<a href="https://goo.gl/maps/De9gFX5CBdAbrRX97">https://goo.gl/maps/De9gFX5CBdAbrRX97</a>
<b>COMMUNITY/COMPLEX</b>	<b>BELL GARDENS</b>



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$210,200.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$155,000.00</b>	<b>MARKET VALUE</b>	<b>\$325,000.00</b>
<b>RENT AMOUNT</b>	<b>\$2,350.00</b>	<b>MONTHLY HOA</b>	<b>\$0.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$2,732.60</b>	<b>DUE HOA/CONDO*</b>	<b>\$0.00</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>\$6,306.00</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>\$32,370.00</b>	<b>TOTAL COSTS</b>	<b>\$41,408.60</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$251,608.60</b>	<b>PROFIT</b>	<b>\$73,391.40</b>
<b>PORCENTUAL PROFIT</b>	<b>29.17%</b>		

**COMMENTS**

This 2158 square foot single family home has 3 bedrooms and 2.0 bathrooms. This home is located at 2320 NW 184th St, Miami Gardens, FL 33056.

**NO LIENS WITH THE CITY HAVE BEEN FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.**