

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

PROPERTY INFORMATION

OWNER'S NAME	BH NV INVEST LLC
PROPERTY ADDRESS	5077 NW 7 ST 1414 MIAMI 33126
FOLIO #	01-3131-032-5530
FORECLOSURE CASE #	2019-035397-CA-01
SALE DATE	4/11/2022
LIVING AREA	685
LOT AREA	0
LAYOUT	1/1
MAP	https://goo.gl/maps/p43GKCb2Vay7RwdW8
COMMUNITY/COMPLEX	BLUE LAGOON



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$190,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$677,435.85	MARKET VALUE	\$233,000.00
RENT AMOUNT	\$1,800.00	MONTHLY HOA	\$390.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,180.00	DUE HOA/CONDO*	\$4,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 2%	\$0.00	AUCTION SERVICE FEE 2%	\$3,800.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$18X SQ FT	\$12,330.00	TOTAL COSTS	\$24,310.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$214,310.00	PROFIT	\$18,690.00
PORCENTUAL PROFIT	8.72%		

COMMENTS

This foreclosure investment property is a great opportunity to rehab and flip for potential profit or rent out for long-term income. This 685 square feet property features 1 bed and 1.0 bath.
POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.