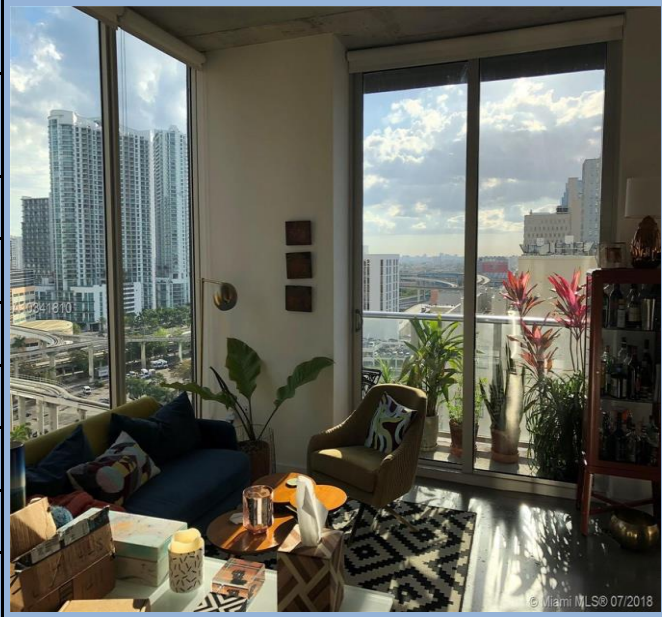


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY GENERAL INFORMATION

| | |
|---------------------------|--|
| OWNER'S NAME | FUSCIA STYLE, LLC |
| PROPERTY ADDRESS | 151 SE 1 ST 1411 MIAMI 33131 |
| FOLIO # | 01-4138-153-3300 |
| FORECLOSURE CASE # | 2018-018830-CA-01 |
| SALE DATE | 3/4/2019 |
| LIVING AREA | 791 |
| LAYOUT | 2/2 |
| MAP | https://goo.gl/maps/DzDXGzb2vL72 |
| COMMUNITY/COMPLEX | CENTRO DOWNTOWN |



PROPERTY VALUE

| | | | |
|-------------------------------|---------------------|-------------------------|---------------------|
| AUCTION PURCHASE PRICE | \$216,000.00 | PLAINTIF MAX BID | \$190,000.00 |
| FINAL JUGDMENT | \$226,238.00 | MARKET VALUE | \$330,000.00 |
| RENT AMOUNT | \$2,300.00 | MONTHLY HOA | \$560.00 |

PROPERTY'S ENCUMBRANCES/COSTS

| | | | |
|-----------------------------------|--------------------|-------------------------------|--------------------|
| COURT FEES | \$2,808.00 | DUE HOA/CONDO* | \$8,000.00 |
| DUE COUNTY TAXES | \$13,470.00 | OTHER LIENS | \$0.00 |
| SELLING CLOSING COSTS 1.3% | \$0.00 | AUCTION SERVICE FEE 6% | \$12,960.00 |
| FEDERAL TAXES/LIENS | \$0.00 | SALE COMMISSIONS | \$0.00 |
| REPAIRS \$20X SQ FT | \$2,000.00 | TOTAL COSTS | \$39,238.00 |

INVESTMENT PROCEEDS

| | | | |
|--------------------------|---------------------|-----------------|--------------------|
| TOTAL INVESTMENT | \$255,238.00 | PROFIT | \$74,762.00 |
| PORCENTUAL PROFIT | 29.29% | CAP RATE | 6.30% |

COMMENTS

URBAN LOFT STYLE , condo in Downtown Miami. Pet friendly. Walking distance to Wholefoods, Bay side shopping center, Miami arena, museums, major banks, Brickell, metro rail system. Easy access to bars, restaurants, highways and public transportation. Corner unit with city views. High ceilings (10 ft), polished cement flooring, Italian kitchen, impact resistant windows and stainless steel appliances. Listed as a 2/1 by property appraiser but second bedroom is open plan and does not have closet. Building Amenities include 24 hours Security, Full Service Valet, FOB Entrance, Pet Area, 2 Story Penthouse Recreation Area, State of the Art Health Club, roof pool! with 360 degree Views, Skyline Lounge & E lounge ! May rent 12 times per year max and min 30 days
LIEN WITH THE ASSOCIATION FOUND * AMOUNT IS SUBJECT TO NEGOTIATION.



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