


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

**PROPERTY DESCRIPTION**

OWNER'S NAME	DIANA AGUILA	
PROPERTY ADDRESS	14662 SW 114 TER MIAMI 33186	
FOLIO #	30-5910-038-0450	
FORECLOSURE CASE #	2014-013977-CA-01	
SALE DATE	9/9/2016	
LIVING AREA	1,641	
LAYOUT	3/2	
MAP	<a href="https://goo.gl/maps/G5FUR5AGqxH2">https://goo.gl/maps/G5FUR5AGqxH2</a>	
COMMUNITY/COMPLEX	LE MIRAGE	

**PROPERTY VALUE**

MAXIMUM AUCTION PURCHASE PRICE	\$230,200.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$394,737.52	MARKET VALUE	\$310,000.00
RENT AMOUNT	\$6,500.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$5,064.40	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	\$7,000.00	OTHER LIENS	\$1,650.00
SELLING CLOSING COSTS 1.5%	\$4,650.00	OTHER FEES 1%	\$2,302.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS 3%	\$9,300.00
REPAIRS \$10x sq ft	\$24,615.00	<b>TOTAL COSTS</b>	<b>\$54,581.40</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$284,781.40	PROFIT	\$25,218.60
PORCENTUAL PROFIT	8.86%		

**COMMENTS**

This 1641 square foot single family home has 3 bedrooms and 2.0 bathrooms. It is located at 14662 SW 114th Ter Miami, Florida.  
**FACTS:**Lot: 4,144 sqft, Single Family, Built in 1996, Last sold: May 2003 for \$175,000  
**CONSTRUCTION:**Exterior material: Cement concrete, Roof type: Other, Stories: 1, Unit count: 1  
 Floor size: 1,641 sqft