

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	WANDA BUTLER
PROPERTY ADDRESS	2983 NW 168 TER MIAMI GARDENS 33056
FOLIO #	34-2109-005-0180
FORECLOSURE CASE #	2017-004087-CA-01
SALE DATE	1/15/2019
LIVING AREA	1,392
LAYOUT	4/2
MAP	https://goo.gl/maps/DN57RYHr6cp
COMMUNITY/COMPLEX	GOLDEN GLADES PARK



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$185,100.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMENT	\$154,320.00	MARKET VALUE	\$285,000.00
RENT AMOUNT	\$2,500.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,406.30	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$5,553.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$20,880.00	TOTAL COSTS	\$28,839.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$213,939.30	PROFIT	\$71,060.70
PORCENTUAL PROFIT	33.22%	CAP RATE	6.30%

COMMENTS

This 1392 square foot single family home has 4 bedrooms and 2.0 bathrooms. It is located at 2983 NW 168TH TER MIAMI GARDENS, Florida.
NO LIEN WITH THE CITY FOUND * IF ANY, IS SUBJECT TO NEGOTIATION.