

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	FEDERICO PEREZ	
<b>PROPERTY ADDRESS</b>	8999 NW 107 CT 220-1 DORAL 33178	
<b>FOLIO #</b>	35-3007-018-0310	
<b>FORECLOSURE CASE #</b>	12030677CA01	
<b>SALE DATE</b>	5/29/2014	
<b>LIVING AREA</b>	1,123	
<b>LAYOUT</b>	2/2	
<b>MAP</b>	<a href="https://goo.gl/maps/Os914">https://goo.gl/maps/Os914</a>	
<b>COMMUNITY/COMPLEX</b>	CORONADO AT DORAL	

<b>AUCTION PURCHASE PRICE</b>	\$165,500.00	<b>MAXIMUM BIT</b>	\$187,581.57
<b>FINAL JUGDMENT</b>	\$187,581.57	<b>MARKET VALUE</b>	\$215,000.00
<b>RENT AMOUNT</b>	\$1,700.00	<b>MONTHLY HOA</b>	\$200.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>LEGAL FEES</b>	\$250.00	<b>DUE HOA/CONDO*</b>	\$13,500.00
<b>DUE COUNTY TAXES</b>	\$0.00	<b>OTHER LIENS</b>	\$0.00
<b>SELLING CLOSING COSTS 3%</b>	\$0.00	<b>AUCTION SERVICE FEE</b>	\$8,275.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>REPAIRS</b>	\$0.00	<b>TOTAL COSTS</b>	<b>\$22,025.00</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$187,525.00	<b>PROFIT</b>	\$27,475.00
<b>PORCENTUAL PROFIT</b>	14.65%		

**COMMENTS**

Facts: Condo Built in 2007.

Cooling: Central, Heating: Forced air, Laundry: In Unit, Parking: 2 spaces, Last sold: May 2008 for \$199,000, Features: Flooring: Hardwood, Tile

\*Estimated Past Due HOA debt.