

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

PROPERTY DESCRIPTION

OWNER'S NAME	COOKIES & CRACKERS CORP	
PROPERTY ADDRESS	2271 NW 66 ST MIAMI 33147	
FOLIO #	30-3115-018-0130	
FORECLOSURE CASE #	2015A01097	
SALE DATE	8/2/2016	
LIVING AREA	810	
LAYOUT	3/1	
MAP	https://goo.gl/maps/MNQytkXptWs	
COMMUNITY/COMPLEX	22ND AVE HEIGHTS	

PROPERTY FINANCIAL SUMMARY

AUCTION PURCHASE PRICE	\$52,400.00	ASSESSED VALUE	\$72,000.00
OPENING BID	\$17,815.00	MARKET VALUE	\$111,000.00
RENT AMOUNT	\$1,500.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$157.20	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$12,500.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE	\$3,144.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$12,150.00	TOTAL COSTS	\$27,951.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$80,351.20	PROFIT	\$30,648.80
PORCENTUAL PROFIT	38.14%		

COMMENTS

This 810 square foot single family home has 3 bedrooms and 1.0 bathrooms. It is located at 2271 NW 66th St Miami, Florida.
FACTS:Lot: 0.35 acres, Lot Size: 15,180 sq ft, Single Family, Built in 1932
 Last sold: Jan 2002 for \$36,500, Good solar potential, Sun Number™: 62
FEATURES: CONSTRUCTION:Exterior material: Cement concrete, Roof type: Other, Stories: 1, Unit count: 1
OTHER, Floor size: 810 sqft, Lot depth: 138 ft, Lot width: 110 ft