

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

PROPERTY INFORMATION

OWNER'S NAME	GLORIA SMITH
PROPERTY ADDRESS	1721 NW 191 ST MIAMI GARDENS 33056
FOLIO #	34-2103-021-0170
FORECLOSURE CASE #	2022-012316-CA-01
SALE DATE	1/30/2023
LIVING AREA	1,732
LOT AREA	12,262
LAYOUT	3/2
MAP	https://goo.gl/maps/6fndro2D3JQf6UMy8
COMMUNITY/COMPLEX	SANDY PINES ESTATES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$371,300.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$80,941.69	MARKET VALUE	\$450,000.00
RENT AMOUNT	\$3,000.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,826.90	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$11,139.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$34,640.00	TOTAL COSTS	\$50,605.90

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$421,905.90	PROFIT	\$28,094.10
PORCENTUAL PROFIT	6.66%		

COMMENTS

This 1732 square foot single family home has 3 bedrooms and 2.0 bathrooms. This home is located at 1721 NW 191st St, Miami Gardens, FL 33056..

NO LIENS WITH THE CITY HAVE BEEN FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.