

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

PROPERTY DESCRIPTION

OWNER'S NAME	CARLOS A ORTEGA	
PROPERTY ADDRESS	10538 NW 51 ST DORAL 33178	
FOLIO #	35-3020-039-0200	
FORECLOSURE CASE #	13003027CA01	
SALE DATE	11/24/2014	
LIVING AREA	2,249	
LAYOUT	4/3	
MAP	https://goo.gl/maps/IM6jd	
COMMUNITY/COMPLEX	DORAL GLEN	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$370,573.54	MAXIMUM BIT	\$638,919.90
FINAL JUGDMENT	\$638,919.90	MARKET VALUE	\$465,000.00
RENT AMOUNT	\$2,600.00	MONTHLY HOA	\$260.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$0.00	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$5,221.82	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$22,234.41
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$34,956.23

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$405,529.77	PROFIT	\$59,470.23
PORCENTUAL PROFIT	14.66%		

COMMENTS

Doral Park Community. Open Kitchen and Living Room Layout. High Ceilings. Golf Course and Canal View. Accordian Shutters. Back Up Gas Generator. Access to Doral Country Club and Ammenities. Gated Home. Garage. Great Value.

Facts: ■ Lot: 5,918 sqft ■ Single Family ■ Built in 1993
 ■ Last sold: Jul 2007 for \$600,000

*Estimated Past Due HOA debt.

