

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

**PROPERTY INFORMATION**

<b>OWNER'S NAME</b>	<b>BERTHA GARY</b>
<b>PROPERTY ADDRESS</b>	<b>2220 NW 153 ST MIAMI GARDENS 33054</b>
<b>FOLIO #</b>	<b>34-2115-008-1020</b>
<b>FORECLOSURE CASE #</b>	<b>2015-019670-CA-01</b>
<b>SALE DATE</b>	<b>1/24/2022</b>
<b>LIVING AREA</b>	<b>1,410</b>
<b>LOT AREA</b>	<b>5,998</b>
<b>LAYOUT</b>	<b>3/2</b>
<b>MAP</b>	<a href="https://goo.gl/maps/9zCDHzV53FxBnAoh8">https://goo.gl/maps/9zCDHzV53FxBnAoh8</a>
<b>COMMUNITY/COMPLEX</b>	<b>ELEANOR PARK</b>



**PROPERTY VALUE**

<b>ESTIMATED AUCTION PURCHASE PRICE</b>	<b>\$210,000.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$249,275.77</b>	<b>MARKET VALUE</b>	<b>\$310,000.00</b>
<b>RENT AMOUNT</b>	<b>\$2,355.00</b>	<b>MONTHLY HOA</b>	<b>\$0.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$2,730.00</b>	<b>DUE HOA/CONDO*</b>	<b>\$0.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$0.00</b>	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 6%</b>	<b>\$12,600.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$15X SQ FT</b>	<b>\$21,150.00</b>	<b>TOTAL COSTS</b>	<b>\$36,480.00</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$246,480.00</b>	<b>PROFIT</b>	<b>\$63,520.00</b>
<b>PORCENTUAL PROFIT</b>	<b>25.77%</b>		

**COMMENTS**

This 1410 square foot single family home has 3 bedrooms and 2.0 bathrooms. This home is located at 2220 NW 153rd St, Opa Locka, FL 33054.

**NO LIENS WITH THE CITY FOUND, IF ANY, SUCH LIENS ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.**