

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

PROPERTY DESCRIPTION

OWNER'S NAME	LISETTE RESTREPO
PROPERTY ADDRESS	10865 NW 73 TER DORAL 33178
FOLIO #	35-3018-012-0170
FORECLOSURE CASE #	13009209CA01
SALE DATE	9/30/2014
LIVING AREA	3,010
LAYOUT	5/3
MAP	https://goo.gl/maps/4lpfo
COMMUNITY/COMPLEX	ST CROIX AT DORAL ISLES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$590,000.00	MAXIMUM BIT	\$528,311.90
FINAL JUGDMENT	\$528,311.90	MARKET VALUE	\$800,000.00
RENT AMOUNT	\$3,700.00	MONTHLY HOA	\$760.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$11,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$35,400.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$46,650.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$636,650.00	PROFIT	\$163,350.00
PORCENTUAL PROFIT	25.66%		

COMMENTS

This 3010 square foot single family home has 5 bedrooms and 3.0 bathrooms. It is located at 10865 NW 73rd Ter Doral, Florida.
 Facts: Lot: 5,250 sqft, Single Family, Built in 1999, Last sold: Apr 2000 for \$312,500
 Features: Parking: 360 sqft