

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

PROPERTY DESCRIPTION

OWNER'S NAME	ROSI ROSELL	
PROPERTY ADDRESS	770 CLAUGHTON ISLAND DR 411 MIAMI 33131	
FOLIO #	01-4207-004-1900	
FORECLOSURE CASE #	2013-036178-CA-01	
SALE DATE	4/4/2015	
LIVING AREA	682	
LAYOUT	1/1	
MAP	https://goo.gl/maps/7408O	
COMMUNITY/COMPLEX	ISOLA CONDO	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$211,800.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMET	\$298,866.00	MARKET VALUE	\$285,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$760.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,659.60	DUE HOA/CONDO*	\$1,250.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1%	\$2,850.00	OTHER FEES 0.5%	\$1,059.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS 3%	\$8,550.00
REPAIRS \$7.5x sq ft	\$5,115.00	TOTAL COSTS	\$23,483.60

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$235,283.60	PROFIT	\$49,716.40
PORCENTUAL PROFIT	21.13%		

COMMENTS

This home is a great investor opportunity. It will be sold on April 4. Occupant status varies and buyer assumes responsibility of occupancy. It will be sold "As Is" under the direction and supervision of the Private Selling Officer defined in the judgment.

Facts: ■ Condo ■ Built in 1990 ■ Cooling: Central ■ Heating: Forced air ■ Last sold: Apr 2005 for \$248,000

*Estimated Past Due HOA debt-Subject to negotiation.

