

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

PROPERTY DESCRIPTION

OWNER'S NAME	MARCELA CRESSI	
PROPERTY ADDRESS	1455 N TREASURE DR #1J NORTH BAY VILLAGE 33141	
FOLIO #	23-3209-042-0610	
FORECLOSURE CASE #	2010-061692-CA-01	
SALE DATE	9/8/2016	
LIVING AREA	1,002	
LAYOUT	2/2	
MAP	https://goo.gl/maps/jgBA7HuCpqq	
COMMUNITY/COMPLEX	ISLAND PLACE AT NORTH BAY VILLAGE	

AUCTION PURCHASE PRICE	\$110,100.00	PLAINTIFF MAX BID	\$76,000.00
FINAL JUDGMENT	\$328,550.09	MARKET VALUE	\$210,000.00
RENT AMOUNT	\$1,750.00	MONTHLY HOA	\$400.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$330.30	DUE HOA/CONDO*	\$36,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$3,303.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$12.5X SQ FT	\$22,000.00	TOTAL COSTS	\$61,633.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$171,733.30	PROFIT	\$38,266.70
PORCENTUAL PROFIT	22.28%		

COMMENTS

This 1002 square foot condo home has 2 bedrooms and 2.0 bathrooms. It is located at 1455 N Treasure Dr North Bay Village, Florida.
 Facts: ■ Condo ■ Built in 1966 ■ Last sold: May 2006 for \$280,000
 Features: Other: ■ Floor size: 1,002 sqft
 ■ Last remodel year: 1966
 ■ *Estimated Past Due HOA debt.