

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

PROPERTY INFORMATION

OWNER'S NAME	SEAN ROBINSON
PROPERTY ADDRESS	6520 NW 98 TER B26 TAMARAC 33321
FOLIO #	494108AH1240
FORECLOSURE CASE #	CACE-22-006390
SALE DATE	7/19/2023
LIVING AREA	1,000
LOT AREA	0
LAYOUT	2/1.5
MAP	https://goo.gl/maps/aisJsYjyGuGh7q6Y7
COMMUNITY/COMPLEX	SPYGLASS CONDO



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$191,200.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$238,776.98	MARKET VALUE	\$280,000.00
RENT AMOUNT	\$1,900.00	MONTHLY HOA	\$290.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,206.40	DUE HOA/CONDO*	<u>\$6,000.00</u>
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$0.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$11,472.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$25X SQ FT	\$25,000.00	TOTAL COSTS	\$46,678.40

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$237,878.40	PROFIT	\$42,121.60
PORCENTUAL PROFIT	17.71%		

COMMENTS

6520 NW 98th Ter Unit B26 is a 1,000 square foot condo with 2 bedrooms and 2 bathrooms. This home is currently off market. Based on Redfin's Tamarac data, we estimate the home's value is \$259,915..

POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.

