

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

PROPERTY DESCRIPTION

OWNER'S NAME	ZOILA PADRON
PROPERTY ADDRESS	8821 W FLAGLER ST 204 MIAMI 33174
FOLIO #	30-4004-051-0550
FORECLOSURE CASE #	2014-032480-CA-01
SALE DATE	9/2/2015
LIVING AREA	900
LAYOUT	2/2
MAP	https://goo.gl/maps/HIWvB
COMMUNITY/COMPLEX	THE GREENS



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$94,600.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$90,447.10	MARKET VALUE	\$122,000
RENT AMOUNT	\$1,450.00	MONTHLY HOA	\$175.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$1,986.60	DUE HOA/CONDO*	\$1,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$1,892.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS 5%	\$1,000.00	TOTAL COSTS	\$6,378.60

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$100,978.60	PROFIT	\$21,021.40
PORCENTUAL PROFIT	20.82%		

COMMENTS

This spacious apartment was recently remodeled with wood laminate floors on the bedrooms and tile floors on the rest of the apt. It also has a huge balcony. Property is in a very desirable area near FIU, 836 and Turnpike.
 Facts: ■Condo ■Built in 1972 ■Cooling: Central ■Last sold: Jan 2000 for \$59,000
 Features: ■Elevator ■Flooring: Hardwood, Tile ■Parking: Off street
 Additional Features: ■Cooling System: Central ■Guest parking ■Living room. Appliances Included: ■Range / Oven ■Refrigerator. Room Types: ■Dining room ■Walk-in closet.
 *Confirmed Past Due Condo debt.

