

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

PROPERTY INFORMATION

OWNER'S NAME	JEAN LETIZIA
PROPERTY ADDRESS	20840 SAN SIMEON WAY 204 NORTH MIAMI BEACH 33179
FOLIO #	30-1231-031-0220
FORECLOSURE CASE #	2021-004221-CA-01
SALE DATE	4/11/2022
LIVING AREA	1,468
LOT AREA	0
LAYOUT	2/1.5
MAP	https://goo.gl/maps/J4Ei5FY1rrAm44Ph6
COMMUNITY/COMPLEX	LAKE VIEW OF CALIFORNIA CLUB



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$172,400.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$152,427.95	MARKET VALUE	\$228,000.00
RENT AMOUNT	\$2,000.00	MONTHLY HOA	\$480.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,792.80	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 2%	\$0.00	AUCTION SERVICE FEE 6%	\$10,344.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$18X SQ FT	\$26,424.00	TOTAL COSTS	\$48,060.80

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$220,460.80	PROFIT	\$7,539.20
PORCENTUAL PROFIT	3.42%		

COMMENTS

This 1400 square foot condo has 2 bedrooms and 1.5 bathrooms. VERY NICE UNIT IN A GATED COMMUNITY

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