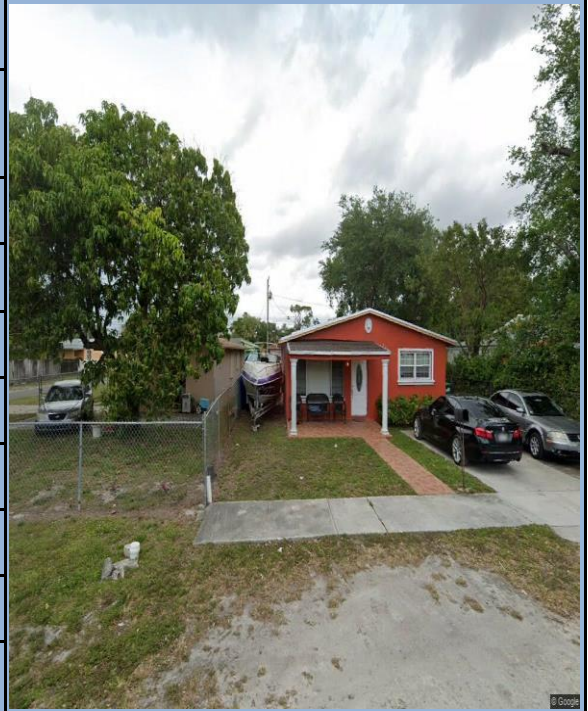


**PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS**

**PROPERTY INFORMATION**

<b>OWNER'S NAME</b>	<b>STARTING NEW ENTERPRISE</b>
<b>PROPERTY ADDRESS</b>	<b>1307 PERI ST OPA-LOCKA 33054</b>
<b>FOLIO #</b>	<b>08-2121-002-0430</b>
<b>FORECLOSURE CASE #</b>	<b>2019-031445-CA-01</b>
<b>SALE DATE</b>	<b>11/10/2020</b>
<b>LIVING AREA</b>	<b>1,380</b>
<b>LOT AREA</b>	<b>6,450</b>
<b>LAYOUT</b>	<b>3/2</b>
<b>MAP</b>	<a href="https://goo.gl/maps/27omfCkaWDDiXxe57">https://goo.gl/maps/27omfCkaWDDiXxe57</a>
<b>COMMUNITY/COMPLEX</b>	<b>OPA LOCKA</b>



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$180,100.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$135,000.00</b>	<b>MARKET VALUE</b>	<b>\$275,000.00</b>
<b>RENT AMOUNT</b>	<b>\$1,650.00</b>	<b>MONTHLY HOA</b>	<b>\$0.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$3,962.20</b>	<b>DUE HOA/CONDO*</b>	<b>\$0.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$10,000.00</b>	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 1.5%</b>	<b>\$2,701.50</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$15X SQ FT</b>	<b>\$20,700.00</b>	<b>TOTAL COSTS</b>	<b>\$37,363.70</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$217,463.70</b>	<b>PROFIT</b>	<b>\$57,536.30</b>
<b>PORCENTUAL PROFIT</b>	<b>26.46%</b>		

**COMMENTS**

This 1380 square foot single family home has 3 bedrooms and 2.0 bathrooms. This home is located at 1307 Peri St, Opa Locka, FL 33054.

NO LIENS WITH THE CITY HAVE BEEN FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS.