

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

**PROPERTY GENERAL INFORMATION**

<b>OWNER'S NAME</b>	<b>ELIGIO CALATAYUD</b>	
<b>PROPERTY ADDRESS</b>	<b>2525 NW 66 ST MIAMI 33147</b>	
<b>FOLIO #</b>	<b>30-3115-043-0410</b>	
<b>FORECLOSURE CASE #</b>	<b>2018-040003-CA-01</b>	
<b>SALE DATE</b>	<b>7/22/2019</b>	
<b>LIVING AREA</b>	<b>1,624</b>	
<b>LAYOUT</b>	<b>4/2</b>	
<b>MAP</b>	<a href="https://goo.gl/maps/ce4PEKCLyKGjdmCR8">https://goo.gl/maps/ce4PEKCLyKGjdmCR8</a>	
<b>COMMUNITY/COMPLEX</b>	<b>GLADEVIEW</b>	

**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$187,600.00</b>	<b>PLAINTIF MAX BID</b>	<b>HIDDEN</b>
<b>FINAL JUGDMNT</b>	<b>\$289,767.00</b>	<b>MARKET VALUE</b>	<b>\$305,000.00</b>
<b>RENT AMOUNT</b>	<b>\$2,500.00</b>	<b>MONTHLY HOA</b>	<b>\$0.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$2,438.80</b>	<b>DUE HOA/CONDO*</b>	<b>\$0.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$0.00</b>	<b>OTHER LIENS</b>	<b>\$46,000.00</b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 2%</b>	<b>\$3,752.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$20X SQ FT</b>	<b>\$24,360.00</b>	<b>TOTAL COSTS</b>	<b>\$76,550.80</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$264,150.80</b>	<b>PROFIT</b>	<b>\$40,849.20</b>
<b>PORCENTUAL PROFIT</b>	<b>15.46%</b>	<b>CAP RATE</b>	<b>8.30%</b>

**COMMENTS**

This 1624 duplex home has 4 bedrooms and 2.0 bathrooms. It is located at 2525 NW 66 ST MIAMI 33147, Florida.  
LIEN WITH THE CITY FOUND \* BALANCE IS SUBJECT TO NEGOTIATION.