

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

**PROPERTY INFORMATION**

<b>OWNER'S NAME</b>	<b>YAK LLC</b>
<b>PROPERTY ADDRESS</b>	<b>17021 N BAY RD 220 SUNNY ISLES BEACH 33160</b>
<b>FOLIO #</b>	<b>31-2211-035-1820</b>
<b>FORECLOSURE CASE #</b>	<b>2016-019270-CA-01</b>
<b>SALE DATE</b>	<b>3/2/2022</b>
<b>LIVING AREA</b>	<b>894</b>
<b>LOT AREA</b>	<b>0</b>
<b>LAYOUT</b>	<b>2/2</b>
<b>MAP</b>	<a href="https://goo.gl/maps/t6vTpYSbwZtWfGqC9">https://goo.gl/maps/t6vTpYSbwZtWfGqC9</a>
<b>COMMUNITY/COMPLEX</b>	<b>PLAZA OF AMERICAS</b>



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$187,500.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$349,041.88</b>	<b>MARKET VALUE</b>	<b>\$290,000.00</b>
<b>RENT AMOUNT</b>	<b>\$2,500.00</b>	<b>MONTHLY HOA</b>	<b>\$380.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$2,437.50</b>	<b>DUE HOA/CONDO*</b>	<b>\$10,000.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$0.00</b>	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 6%</b>	<b>\$11,250.00</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>\$13,410.00</b>	<b>TOTAL COSTS</b>	<b>\$37,097.50</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$224,597.50</b>	<b>PROFIT</b>	<b>\$65,402.50</b>
<b>PORCENTUAL PROFIT</b>	<b>29.12%</b>		

**COMMENTS**

This 894 square foot condo home has 2 bedrooms and 2.0 bathrooms. This home is located at 17021 N Bay Rd APT 220, North Miami Beach, FL 33160.  
**POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.**

