

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	BEVERLY CUNNINGHAM	
PROPERTY ADDRESS	15820 NW 39 CT MIAMI 33054	
FOLIO #	34-2117-003-1141	
FORECLOSURE CASE #	2015-024021-CA-01	
SALE DATE	1/23/2017	
LIVING AREA	1,265	
LAYOUT	3/1	
MAP	<a href="https://goo.gl/maps/dzeJ8rZxKPH2">https://goo.gl/maps/dzeJ8rZxKPH2</a>	
COMMUNITY/COMPLEX	VENETIAN GARDENS ACRES	

AUCTION PURCHASE PRICE	\$75,300.00	MAXIMUM BIT	\$71,215.74
FINAL JUGDMNT	\$71,215.74	MARKET VALUE	\$180,000.00
RENT AMOUNT	\$1,700.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$225.90	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$21,000.00
SELLING CLOSING COSTS 1.3%	\$2,340.00	AUCTION SERVICE FEE 6%	\$4,518.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$10,800.00
REPAIRS \$15X SQ FT	\$18,975.00	<b>TOTAL COSTS</b>	<b>\$57,858.90</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$133,158.90	PROFIT	\$46,841.10
PORCENTUAL PROFIT	35.18%		

**COMMENTS**

This 1,265 square foot single family home has 3 bedrooms and 1.0 bathrooms. It is located at 15820 NW 39th Court Miami Gardens, Florida.  
 Facts: ■Lot: 8,999 sqft ■Single Family ■Built in 1951 ■Great solar potential Sun Number™: 79  
 Features: ■Parking: 100 sqft garage  
 Construction: ■Exterior material: Cement concrete ■Roof type: Other ■Stories: 1 ■Unit count: 1  
 Other: ■Floor size: 988 sqft ■Last remodel year: 1955 ■Lot depth: 120 ft ■Lot width: 75 ft ■Parcel #: 34-2117-003-1141  
 R2: DUPLEX

OPEN PERMITS & LIENS FROM THE CITY OF MIAMI GARDENS

