

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

PROPERTY INFORMATION

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|---------------------------|---|
| OWNER'S NAME | ADA SALVADO |
| PROPERTY ADDRESS | 11520 SW 57 ST MIAMI 33173 |
| FOLIO # | 30-4030-001-0520 |
| FORECLOSURE CASE # | 2022-011990-CA-01 |
| SALE DATE | 5/3/2023 |
| LIVING AREA | 1,678 |
| LOT AREA | 7,500 |
| LAYOUT | 3/1 |
| MAP | https://goo.gl/maps/nP7cqLvnRwn2iYam8 |
| COMMUNITY/COMPLEX | WESTWOOD LAKE |



PROPERTY VALUE

| | | | |
|-------------------------------|---------------------|---------------------|---------------------|
| AUCTION PURCHASE PRICE | \$471,400.00 | MAXIMUM BIT | HIDDEN |
| FINAL JUGDMENT | \$660,797.41 | MARKET VALUE | \$710,000.00 |
| RENT AMOUNT | \$3,500.00 | MONTHLY HOA | \$0.00 |

PROPERTY'S ENCUMBRANCES/COSTS

| | | | |
|-----------------------------------|--------------------------|-------------------------------|--------------------------|
| COURT FEES | \$10,370.80 | DUE HOA/CONDO* | <u>\$0.00</u> |
| DUE COUNTY TAXES | <u>\$7,186.00</u> | OTHER LIENS | <u>\$7,500.00</u> |
| SELLING CLOSING COSTS 1.3% | \$0.00 | AUCTION SERVICE FEE 3% | \$14,142.00 |
| FEDERAL TAXES/LIENS | \$0.00 | SALE COMMISSIONS | \$0.00 |
| REPAIRS \$60X SQ FT | \$100,680.00 | TOTAL COSTS | \$139,878.80 |

INVESTMENT PROCEEDS

| | | | |
|--------------------------|---------------------|---------------|--------------------|
| TOTAL INVESTMENT | \$611,278.80 | PROFIT | \$98,721.20 |
| PORCENTUAL PROFIT | 16.15% | | |

COMMENTS

This 1678 square foot single family home has 3 bedrooms and 1.0 bathrooms. This home is located at 11520 SW 57th St, Miami, FL 33173.

LIENS & VIOLATIONS WITH THE CITY FOUND, THEY ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.