

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	DAMES HARRIS AUDREY	
<b>PROPERTY ADDRESS</b>	505 NW 177 ST 210 MIAMI 33169	
<b>FOLIO #</b>	34-2112-038-0550	
<b>FORECLOSURE CASE #</b>	2016-029239-CA-01	
<b>SALE DATE</b>	7/17/2017	
<b>LIVING AREA</b>	730	
<b>LAYOUT</b>	1/1	
<b>MAP</b>	<a href="https://goo.gl/maps/oHoVn33zteK2">https://goo.gl/maps/oHoVn33zteK2</a>	
<b>COMMUNITY/COMPLEX</b>	NEW WORLD	

<b>AUCTION PURCHASE PRICE</b>	\$46,100.00	<b>MAXIMUM BIT</b>	HIDDEN
<b>FINAL JUGDMENT</b>	\$38,858.34	<b>MARKET VALUE</b>	\$68,000.00
<b>RENT AMOUNT</b>	\$1,200.00	<b>MONTHLY HOA</b>	\$260.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	\$138.30	<b>DUE HOA/CONDO*</b>	\$10,000.00
<b>DUE COUNTY TAXES</b>	\$0.00	<b>OTHER LIENS</b>	\$0.00
<b>SELLING CLOSING COSTS 1.3%</b>	\$0.00	<b>AUCTION SERVICE FEE 3%</b>	\$1,383.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>REPAIRS \$7.5X SQ FT</b>	\$5,475.00	<b>TOTAL COSTS</b>	\$16,996.30

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$63,096.30	<b>PROFIT</b>	\$4,903.70
<b>PORCENTUAL PROFIT</b>	7.77%	<b>CAP RATE</b>	21.08%

**COMMENTS**

505 NW 177th St APT 210, Miami, FL is a condo home that contains 730 sq ft and was built in 1970. It contains 1 bedroom and 1 bathroom. This home last sold for \$39,900 in August 2001.

The Zestimate for this house is \$68,339, which has increased by \$8,059 in the last 30 days. The Rent Zestimate for this home is \$1,200/mo, which has decreased by \$34/mo in the last 30 days. The property tax in 2016 was \$987. The tax assessment in 2016 was \$36,788, an increase of 10.0% over the previous year.

LIEN FROM ASSOCIATION FOUND, \*ESTIMATED SUBJECT TO NEGOTIATION.