

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	<b>NIDIA CRUZ</b>
<b>PROPERTY ADDRESS</b>	<b>6911 SW 129 AVE #3 MIAMI 33183</b>
<b>FOLIO #</b>	<b>30-4926-030-0110</b>
<b>FORECLOSURE CASE #</b>	<b>2009-075059-CA-01</b>
<b>SALE DATE</b>	<b>10/21/2016</b>
<b>LIVING AREA</b>	<b>812</b>
<b>LAYOUT</b>	<b>2/2</b>
<b>MAP</b>	<a href="https://goo.gl/maps/R8k9NhmbNAP">https://goo.gl/maps/R8k9NhmbNAP</a> <b>2</b>
<b>COMMUNITY/COMPLEX</b>	<b>GREENTREE</b>



<b>AUCTION PURCHASE PRICE</b>	<b>\$106,500.00</b>	<b>MAXIMUM BIT</b>	<b>\$103,700.00</b>
<b>FINAL JUGDMENT</b>	<b>\$202,434.12</b>	<b>MARKET VALUE</b>	<b>\$138,000.00</b>
<b>RENT AMOUNT</b>	<b>\$1,400.00</b>	<b>MONTHLY HOA</b>	<b>\$227.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$319.50</b>	<b>DUE HOA/CONDO*</b>	<b>\$6,500.00</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</b>	<b>\$3,195.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$8.5X SQ FT</b>	<b>\$6,902.00</b>	<b>TOTAL COSTS</b>	<b>\$16,916.50</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$123,416.50</b>	<b>PROFIT</b>	<b>\$14,583.50</b>
<b>PORCENTUAL PROFIT</b>	<b>11.82%</b>		

**COMMENTS**

This 812 square foot condo home has 2 bedrooms and 2.0 bathrooms. It is located at 6911 SW 129th Ave Miami, Florida.  
**FACTS:Condo, Built in 1986, HOA Fee: \$227/mo, Price/sqft: \$160**

\*Estimated Past Due HOA debt.