

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

PROPERTY INFORMATION

OWNER'S NAME	HILDA BAEZ
PROPERTY ADDRESS	10425 SW 112 AVE 111 MIAMI 33176
FOLIO #	30-5007-046-0110
FORECLOSURE CASE #	2019-024558-CA-01
SALE DATE	5/16/2022
LIVING AREA	927
LOT AREA	0
LAYOUT	2/2
MAP	https://goo.gl/maps/sMZjBHm7KmbiLjNQ8
COMMUNITY/COMPLEX	GARDENS OF KENDALL



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$229,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$177,246.89	MARKET VALUE	\$253,000.00
RENT AMOUNT	\$1,600.00	MONTHLY HOA	\$430.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$5,040.20	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 2%	\$0.00	AUCTION SERVICE FEE 3%	\$6,873.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$18X SQ FT	\$16,686.00	TOTAL COSTS	\$36,099.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$265,199.20	PROFIT	-\$12,199.20
PORCENTUAL PROFIT	-4.60%		

COMMENTS

This 927 square foot condo home has 2 bedrooms and 2.0 bathrooms. This home is located at 10425 SW 112th Ave APT 111, Miami, FL 33176.

POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.

