

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	MILAGROS CAREAGA
PROPERTY ADDRESS	1731 SW 75 AVENUE RD MIAMI 33155
FOLIO #	30-4011-001-1820
FORECLOSURE CASE #	2017-019156-CA-01
SALE DATE	9/11/2018
LIVING AREA	1,502
LAYOUT	4/3
MAP	https://goo.gl/maps/U1wfrjwvvhb82
COMMUNITY/COMPLEX	CORAL TERRACE



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$279,500.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$350,445.30	MARKET VALUE	\$372,000.00
RENT AMOUNT	\$2,100.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$6,428.50	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$16,770.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$30,040.00	TOTAL COSTS	\$53,238.50

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$332,738.50	PROFIT	\$39,261.50
PERCENTUAL PROFIT	11.80%	CAP RATE	9.30%

COMMENTS

This 1502 square foot single family home has 4 bedrooms and 3.0 bathrooms. It is located at 1731 SW 75TH AVENUE RD MIAMI, Florida.

FACTS: Single Family House, Built in 1950

FEATURES, Floor size: 1,502 sqft, Lot size: 7,501 sqft.

NO LIEN WITH THE COUNTY FOUND *IF ANY SUBJECT TO NEGOTIATION.