

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

PROPERTY DESCRIPTION

OWNER'S NAME	MIRTHA LOPEZ
PROPERTY ADDRESS	10877 NW 7 ST 13-35 MIAMI 33172
FOLIO #	30-3056-081-0030
FORECLOSURE CASE #	14007370CA01
SALE DATE	11/7/2014
LIVING AREA	1,012
LAYOUT	2/2
MAP	https://goo.gl/maps/Hgf2w
COMMUNITY/COMPLEX	TERRANOVA



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$116,000	MAXIMUM BIT	\$225,237.60
FINAL JUGDMENT	\$225,237.60	MARKET VALUE	\$150,000
RENT AMOUNT	\$1,650.00	MONTHLY HOA	\$240.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$7,000.00
DUE COUNTY TAXES	\$2,811.97	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$6,960.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$17,021.97

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$133,021.97	PROFIT	\$16,978.03
PORCENTUAL PROFIT	12.76%		

COMMENTS

This 1012 square foot condo has 2 bedrooms and 2.0 bathrooms. It is located at 10877 NW 7th St Miami, Florida.
 Facts: Condo, Built in 1986.
 *Estimated Past Due HOA debt. "Negotiable"