

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

PROPERTY DESCRIPTION

| | | |
|---------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| OWNER'S NAME | JANE GARDFIELD |  |
| PROPERTY ADDRESS | 18975 NE 2 AVE 1202 MIAMI 33179 | |
| FOLIO # | 30-2206-015-0020 | |
| FORECLOSURE CASE # | 2014-018173-CA-01 | |
| SALE DATE | 8/31/2016 | |
| LIVING AREA | 920 | |
| LAYOUT | 2/1 | |
| MAP | https://goo.gl/maps/t8EE5DpBMK42 | |
| COMMUNITY/COMPLEX | STAR LAKE ESTS NO 12 | |

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|-------------------------------|-------------|--------------------------|-------------|
| AUCTION PURCHASE PRICE | \$46,800.00 | PLAINTIFF MAX BID | HIDDEN |
| FINAL JUDGMENT | \$65,990.27 | MARKET VALUE | \$80,000.00 |
| RENT AMOUNT | \$1,450.00 | MONTHLY HOA | \$185.00 |

PROPERTY'S ENCUMBRANCES/COSTS

| | | | |
|-----------------------------------|------------|-------------------------------|-------------|
| COURT FEES | \$140.40 | DUE HOA/CONDO* | \$11,000.00 |
| DUE COUNTY TAXES | \$0.00 | OTHER LIENS | \$84.00 |
| SELLING CLOSING COSTS 1.3% | \$0.00 | AUCTION SERVICE FEE 6% | \$2,808.00 |
| FEDERAL TAXES/LIENS | \$0.00 | SALE COMMISSIONS | \$0.00 |
| REPAIRS \$12.5X SQ FT | \$8,500.00 | TOTAL COSTS | \$22,532.40 |

INVESTMENT PROCEEDS

| | | | |
|--------------------------|-------------|---------------|-------------|
| TOTAL INVESTMENT | \$69,332.40 | PROFIT | \$10,667.60 |
| PORCENTUAL PROFIT | 15.39% | | |

COMMENTS

FACTS:Condo, Built in 1966, HOA Fee: \$170/mo, Heating: Forced air, Laundry: In Unit, Price/sqft: \$90
FEATURES:Flooring: Carpet, Tile, View: Water
ADDITIONAL FEATURES:Property Type: Townhouse, Status: Active-Available, Year Built Description: Resale
 Maintenance Includes: Common Area, Maintenance Includes: Outside Maintenance, Maintenance Includes: Parking
 Parking Description: 1 Assigned Space, Parking Description: Guest Parking, Terms Considered: Conventional
 Construction Type: Cbs Construction, Cooling Description: Electric Cooling, Pets Allowed: Yes, Open Balcony
 Type of Governing Bodies: Condominium, Maintenance Includes: Lawn Maintenance, Parking Description: 2 Or More Spaces
 Special Information: As Is, Housing-Older Persons Act: Unverified, Amenities: Other, Approval Information: Unknown
 Style: Condo 1-4 Stories, Main Living Area: Entry Level, Pet Restrictions: Maximum 20 Lbs, Type of Association: Condo
 Assoc Fee Paid Per: Monthly, Security Information: Security Patrol, Unit View: Lake. **APPLIANCES INCLUDED:** Dishwasher, Dryer,
 Microwave, Range / Oven, Refrigerator, Washer *Estimated
 Past Due HOA debt.