

PROPERTY PURCHASE AT BROWARD AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY INFORMATION

OWNER'S NAME	BLUE INTERNATIONAL GROUP LLC
PROPERTY ADDRESS	6345 COLLINS AVE 424 MIAMI BEACH 33141
FOLIO #	02-3211-064-1560
FORECLOSURE CASE #	2022-015579-CA-01
SALE DATE	10/16/2023
LIVING AREA	330
LOT AREA	0
LAYOUT	0/1
MAP	https://maps.app.goo.gl/DWgoTto4Do6bWXN78
COMMUNITY/COMPLEX	THE CASABLANCA



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$158,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$199,849.00	MARKET VALUE	\$310,000.00
RENT AMOUNT	\$1,800.00	MONTHLY HOA	\$650.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,478.20	DUE HOA/CONDO*	<u>\$27,000.00</u>
DUE COUNTY TAXES	<u>\$2,531.00</u>	OTHER LIENS	<u>\$0.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 5%	\$7,905.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$25X SQ FT	\$8,250.00	TOTAL COSTS	\$49,164.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$207,264.20	PROFIT	\$102,735.80
PORCENTUAL PROFIT	49.57%	CAP RATE	15.20%

COMMENTS

**ART DECO BUILDING!! AMAZING INVESTMENT OPPORTUNITY FOR SHORT TERM RENTAL INCLUDING AIRBNB, IN THE HEART OF MIAMI BEACH. STUDIO FULLY FURNISHED , WALK IN CLOSET, KITCHENETTE AND LAUNDRY ROOM IN EACH FLOOR. ALL UTILITY INCLUDED IN MAINTENANCE, CABLE, INTERNET ACCESS, VALET PARKING 24/7, ELECTRICITY, ETC. HOTEL WITH POOL, GYM, ACCESS TO THE BEACH, MINI MARKET.
LIEN & DEBT WITH THE ASSOCIATION FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.**

