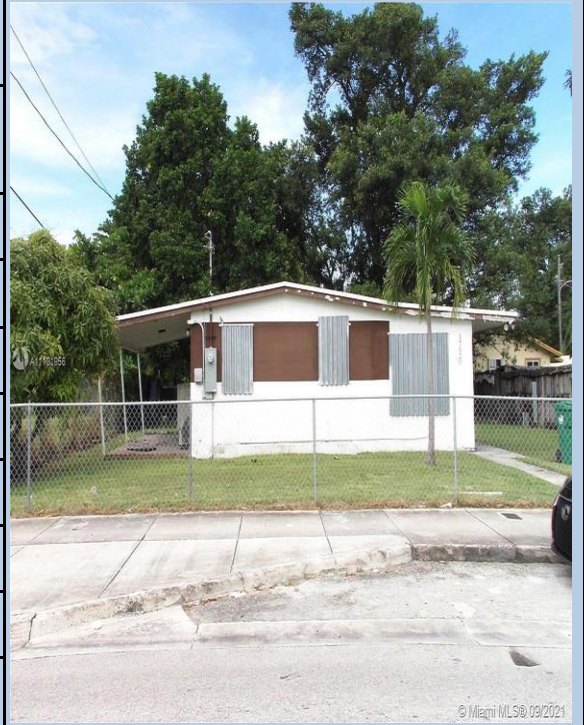


**PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS**

**PROPERTY INFORMATION**

|                           |                                                                                           |
|---------------------------|-------------------------------------------------------------------------------------------|
| <b>OWNER'S NAME</b>       | <b>A VICTOR INVESTMENT GROUP<br/>INC</b>                                                  |
| <b>PROPERTY ADDRESS</b>   | <b>17520 HOMESTEAD AVE<br/>PALMETTO BAY 33157</b>                                         |
| <b>FOLIO #</b>            | <b>30-5032-004-1091</b>                                                                   |
| <b>FORECLOSURE CASE #</b> | <b>2021-007032-CA-01</b>                                                                  |
| <b>SALE DATE</b>          | <b>10/18/2021</b>                                                                         |
| <b>LIVING AREA</b>        | <b>810</b>                                                                                |
| <b>LOT AREA</b>           | <b>6,650</b>                                                                              |
| <b>LAYOUT</b>             | <b>2/1</b>                                                                                |
| <b>MAP</b>                | <a href="https://goo.gl/maps/jYDLa9Ns1yfNijtX6">https://goo.gl/maps/jYDLa9Ns1yfNijtX6</a> |
| <b>COMMUNITY/COMPLEX</b>  | <b>PERRINE</b>                                                                            |



**PROPERTY VALUE**

|                               |                     |                     |                     |
|-------------------------------|---------------------|---------------------|---------------------|
| <b>AUCTION PURCHASE PRICE</b> | <b>\$175,800.00</b> | <b>MAXIMUM BIT</b>  | <b>HIDDEN</b>       |
| <b>FINAL JUGDMENT</b>         | <b>\$167,327.31</b> | <b>MARKET VALUE</b> | <b>\$240,000.00</b> |
| <b>RENT AMOUNT</b>            | <b>\$2,350.00</b>   | <b>MONTHLY HOA</b>  | <b>\$0.00</b>       |

**PROPERTY'S ENCUMBRANCES/COSTS**

|                                   |                    |                               |                    |
|-----------------------------------|--------------------|-------------------------------|--------------------|
| <b>COURT FEES</b>                 | <b>\$2,285.40</b>  | <b>DUE HOA/CONDO*</b>         | <b>\$0.00</b>      |
| <b>DUE COUNTY TAXES</b>           | <b>\$0.00</b>      | <b>OTHER LIENS</b>            | <b>\$5,000.00</b>  |
| <b>SELLING CLOSING COSTS 1.3%</b> | <b>\$0.00</b>      | <b>AUCTION SERVICE FEE 6%</b> | <b>\$10,548.00</b> |
| <b>FEDERAL TAXES/LIENS</b>        | <b>\$0.00</b>      | <b>SALE COMMISSIONS</b>       | <b>\$0.00</b>      |
| <b>REPAIRS \$15X SQ FT</b>        | <b>\$12,150.00</b> | <b>TOTAL COSTS</b>            | <b>\$29,983.40</b> |

**INVESTMENT PROCEEDS**

|                          |                     |               |                    |
|--------------------------|---------------------|---------------|--------------------|
| <b>TOTAL INVESTMENT</b>  | <b>\$205,783.40</b> | <b>PROFIT</b> | <b>\$34,216.60</b> |
| <b>PORCENTUAL PROFIT</b> | <b>16.63%</b>       |               |                    |

**COMMENTS**

**2 BED 1 BATH SINGLE FAMILY HOME. THIS PROPERTY HAS BEEN RECENTLY REMODELED AND IS MOVE IN READY! PROPERTY FEATURES A LARGE LOT WITH PLENTY OF ROOM TO PARK RV/BOAT, TILE FLOORS THROUGHOUT THE ENTIRE HOME, REMODELED KITCHEN AND BATHROOM!\*\*THIS PROPERTY IS ALSO ZONED FOR COMMERCIAL USE, AS YOU CAN BUILD UP TO 4 STORIES\*\*PROPERTY IS VACANT.**

**LIENS WITH THE CITY HAVE BEEN FOUND, ANY AMOUNT, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.**

