

LIEN PURCHASE AT MIAMI-DADE AUCTION-RENT AND COST/BENEFITS ANALYSIS

PROPERTY DESCRIPTION

OWNER'S NAME	JULIAN SELLEK
PROPERTY ADDRESS	9167 FONTAINEBLEAU BLVD 6 MIAMI 33172
FOLIO #	30-3054-014-0610
FORECLOSURE CASE #	14012096CA01
SALE DATE	10/3/2014
LIVING AREA	1,782
LAYOUT	4/2
MAP	
COMMUNITY/COMPLEX	OAKVIEW CONDO NO 4



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$17,000.00	MAXIMUM BIT	\$15,359.22
FINAL JUGDMENT	\$14,959.22	MARKET VALUE	\$228,000.00
RENT AMOUNT	\$1,900.00	MONTHLY HOA	\$320.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$0.00	YEARLY HOA/CONDO*	\$3,840.00
DUE YEARLY COUNTY TAXES	\$914.00	OTHER LIENS	\$0.00
FEDERAL TAXES/LIENS	\$0.00	AUCTION SERVICE FEE	\$4,000.00
REPAIRS	\$0.00	TOTAL YEARLY COSTS	\$8,754.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$25,754.00	PROFIT	-\$2,954.00
CAP RATE	-11.47%	GROSS RENT	\$22,800.00

COMMENTS

This 1782 square foot condo home has 4 bedrooms and 2.0 bathrooms. It is located at 9167 Fontainebleau Blvd Miami, Florida.

CHAIN OF MORTGAGE

1) 2003; PROPERTY PURCHASED, ORIGINAL MORTGAGE, \$142,000, NEW CENTURY MORTGAGE.

2) 2005, PROPERTY REFINANCED, \$204,000, ARGENT MORTGAGE.

3) 2007, PROPERTY REFINANCE, \$283,500, COUNTRYWIDE HOME LOANS.

4) 2007, FORECLOSURE FILED BY BANK OF AMERICA.

5) FORECLOSURE DISMISSED AND/OR CLOSED FOR LOAN MODIFICATION.

ANALYSIS BASED ON 1 YEAR