

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

PROPERTY DESCRIPTION

OWNER'S NAME	LOPEZ JASNE D
PROPERTY ADDRESS	9443 FONTAINEBLEAU BLVD 103 MIAMI 33172
FOLIO #	30-4004-063-0590
FORECLOSURE CASE #	12029093CA01
SALE DATE	6/24/2014
LIVING AREA	1,000
LAYOUT	2/2
MAP	https://goo.gl/maps/uEOWk
COMMUNITY/COMPLEX	BLEAU FONTAINE



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$115,000.00	MAXIMUM BIT	\$244,519.70
FINAL JUGDMENT	\$244,519.70	MARKET VALUE	\$156,000.00
RENT AMOUNT	\$1,350.00	MONTHLY HOA	\$180.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$3,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$5,750.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$9,500.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$124,500.00	PROFIT	\$31,500.00
PORCENTUAL PROFIT	25.30%		

COMMENTS

NICE PROPERTY IN ITS ORIGINAL CONDITIONS WITH NO UPGRADES