

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

PROPERTY DESCRIPTION

| | | |
|--------------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------|
| OWNER'S NAME | PALACIOS JOSE A |  |
| PROPERTY ADDRESS | 10871 NW 7 ST 11-24 MIAMI 33172 | |
| FOLIO # | 30-3056-088-0010 | |
| FORECLOSURE CASE # | 09092032CA01 | |
| SALE DATE | 10/27/2014 | |
| LIVING AREA | 1,253 | |
| LAYOUT | 3/2.5 | |
| MAP | https://goo.gl/maps/mSYql | |
| COMMUNITY/COMPLEX | TERRANOVA | |

PROPERTY VALUE

| | | | |
|------------------------|--------------|--------------|--------------|
| AUCTION PURCHASE PRICE | \$132,000.00 | MAXIMUM BIT | HIDDEN |
| FINAL JUGDMENT | \$245,002.70 | MARKET VALUE | \$170,000.00 |
| RENT AMOUNT | \$1,700.00 | MONTHLY HOA | \$185.00 |

PROPERTY'S ENCUMBRANCES/COSTS

| | | | |
|--------------------------|----------|---------------------|--------------------|
| LEGAL FEES | \$250.00 | DUE HOA/CONDO* | \$3,968.00 |
| DUE COUNTY TAXES | \$0.00 | OTHER LIENS | \$0.00 |
| SELLING CLOSING COSTS 3% | \$0.00 | AUCTION SERVICE FEE | \$7,920.00 |
| FEDERAL TAXES/LIENS | \$0.00 | SALE COMMISSIONS | \$0.00 |
| REPAIRS | \$0.00 | TOTAL COSTS | \$12,138.00 |

INVESTMENT PROCEEDS

| | | | |
|-------------------|--------------|--------|-------------|
| TOTAL INVESTMENT | \$144,138.00 | PROFIT | \$25,862.00 |
| PORCENTUAL PROFIT | 17.94% | | |

COMMENTS

TERRA NOVA TOWNHOUSE CORNER UNIT, CERAMIC TILE THROUGHOUT, 3 BEDS, 2.5 BATHS. 2 ASSIGNED PARKING SPACES IN FRONT OF UNIT, BEAUTIFUL KITCHEN. CENTRAL A/C. LARGE PRIVATE BACK YARD, 24 HOUR SECURITY, POOL, TENNIS. RAQUET BALL CLUB HOUSE, LAKE W/FOUNTAIN, NEAR 836/826 EXPRESS WAY
 Facts: ■ Condo, ■ Built in 1988.