

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

**PROPERTY GENERAL INFORMATION**

OWNER'S NAME	NERY ALCOBER
PROPERTY ADDRESS	1101 NE 111 ST NORTH MIAMI 33161
FOLIO #	30-2232-003-0710
FORECLOSURE CASE #	2018-028473-CA-01
SALE DATE	8/26/2019
LIVING AREA	2,293
LAYOUT	4/4
MAP	<a href="https://goo.gl/maps/z6g2SPU8eAfRWNF37">https://goo.gl/maps/z6g2SPU8eAfRWNF37</a>
COMMUNITY/COMPLEX	BISCAYNE BLVD PARK



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$297,600.00	PLAINTIF MAX BID	\$249,000.00
FINAL JUGDMNT	\$245,423.00	MARKET VALUE	\$445,000.00
RENT AMOUNT	\$3,000.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$3,868.80	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$17,856.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$22,930.00	TOTAL COSTS	\$44,654.80

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$342,254.80	PROFIT	\$102,745.20
PORCENTUAL PROFIT	30.02%	CAP RATE	7.30%

**COMMENTS**

See all this property has to offer. This is an AMAZING opportunity for an investor or home owner that has the need for a mother-in-law suite or live in nanny with the separate apartment space. Brand New Shops of North Miami being built now with Whole Foods and Aldi blocks away. DO NOT miss this one. Mid-Century home with plenty of natural light. Main house has 3 bedrooms 2 bathrooms with remodeled kitchen and bathrooms. Attached 16x23 studio space with full bathroom and kitchen and 1/1 attached apartment/in law suite. Original CBS construction, no additions. Large corner lot. Brand new kitchen and updated baths. Hardwood floors through the entire main house and tile in all other units. Separate AC units for each unit. **NO LIEN WITH THE CITY FOUND \* IF ANY, IS SUBJECT TO NEGOTIATION.**

