



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

PROPERTY DESCRIPTION

OWNER'S NAME	ROBERTO MURT	
PROPERTY ADDRESS	575 SE 9 AVE HIALEAH 33010	
FOLIO #	04-3120-039-0010	
FORECLOSURE CASE #	2009-043744-CA-01	
SALE DATE	4/21/2016	
LIVING AREA	1,580	
LAYOUT	4/2	
MAP	https://goo.gl/maps/ng5xicjV6KH2	
COMMUNITY/COMPLEX	HIALEAH HOMES	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$180,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$493,431.73	MARKET VALUE	\$270,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,962.20	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$2,877.35	OTHER LIENS	\$5,000.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$5,403.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15 X Sqft	\$23,700.00	TOTAL COSTS	\$40,942.55

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$221,042.55	PROFIT	\$48,957.45
PORCENTUAL PROFIT	22.15%		

COMMENTS

575 SE 9th Ave is a house in Hialeah, FL 33010. This 1,580 square foot house sits on a 7,968 square foot lot and features 4 bedrooms and 2 bathrooms. This property was built in 1955 and last sold for \$142,500. Based on Redfin's Hialeah data, we estimate the home's value is now \$277,139, which is 94.5% more than when it was last sold. Comparable nearby homes include 676 SE 5th Pl, 731 SE 6th Pl, and 701 SE 9 Ave.

FACTS:Lot: 7,968 sqft, Single Family, Built in 1955, Last sold: Jun 2000 for \$142,500

CONSTRUCTION:Exterior material: Cement concrete, Roof type: Other, Stories: 1, Unit count: 1

OTHER:Floor size: 1,580 sqft, Last remodel year: 1955, Lot depth: 108 ft, Lot width: 73 ft