

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

**PROPERTY INFORMATION**

<b>OWNER'S NAME</b>	<b>MOFFATT ESMIE</b>
<b>PROPERTY ADDRESS</b>	<b>2025 NE 164 ST 216 NORTH MIAMI BEACH 33162</b>
<b>FOLIO #</b>	<b>07-2216-031-0090</b>
<b>FORECLOSURE CASE #</b>	<b>2022-017711-CA-01</b>
<b>SALE DATE</b>	<b>7/10/2023</b>
<b>LIVING AREA</b>	<b>1,112</b>
<b>LOT AREA</b>	<b>0</b>
<b>LAYOUT</b>	<b>2/2</b>
<b>MAP</b>	<b><a href="https://goo.gl/maps/YN4HRb1HjUX61f3d8">https://goo.gl/maps/YN4HRb1HjUX61f3d8</a></b>
<b>COMMUNITY/COMPLEX</b>	<b>CRESTVIEW TOWERS</b>



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$168,400.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$107,743.09</b>	<b>MARKET VALUE</b>	<b>\$235,000.00</b>
<b>RENT AMOUNT</b>	<b>\$1,200.00</b>	<b>MONTHLY HOA</b>	<b>\$280.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$3,704.80</b>	<b>DUE HOA/CONDO*</b>	<b><u>\$0.00</u></b>
<b>DUE COUNTY TAXES</b>	<b><u>\$0.00</u></b>	<b>OTHER LIENS</b>	<b><u>\$0.00</u></b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 6%</b>	<b>\$10,104.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$25X SQ FT</b>	<b>\$27,800.00</b>	<b>TOTAL COSTS</b>	<b>\$41,608.80</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$210,008.80</b>	<b>PROFIT</b>	<b>\$24,991.20</b>
<b>PORCENTUAL PROFIT</b>	<b>11.90%</b>		

**COMMENTS**

This 954 square foot condo has 2 bedrooms and 2 bathrooms. This home is located at 2025 NE 164 ST 216 NORTH MIAMI BEACH 33162.

POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.