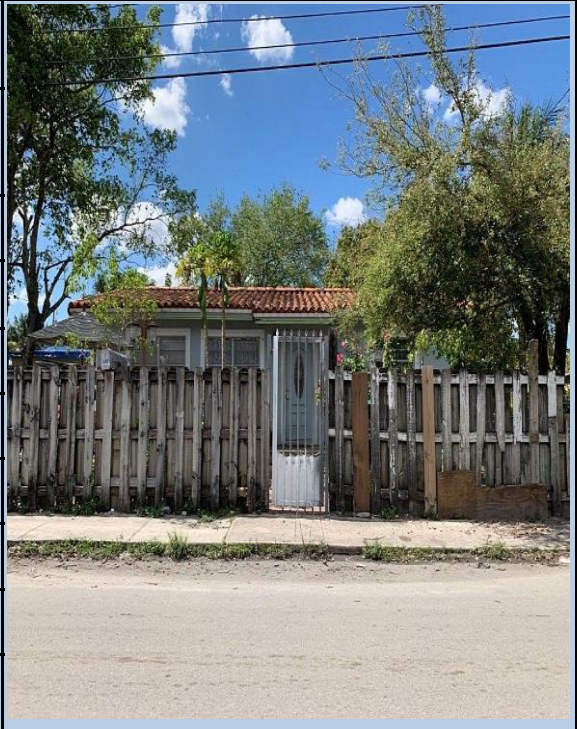


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY INFORMATION

OWNER'S NAME	RAMON ESCOBAR
PROPERTY ADDRESS	13290 NW 31 AVE OPA-LOCKA 33054
FOLIO #	08-2128-004-0431
FORECLOSURE CASE #	2019-009336-CA-01
SALE DATE	8/23/2021
LIVING AREA	1,008
LOT AREA	8,712
LAYOUT	2/1
MAP	https://goo.gl/maps/JtKVAvtzQ6DxpRn3A
COMMUNITY/COMPLEX	NILE GARDENS



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$204,100.00	MAXIMUM BID	HIDDEN
FINAL JUDGMENT	\$161,493.71	MARKET VALUE	\$265,000.00
RENT AMOUNT	\$1,700.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,082.00	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%	\$12,246.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$15,120.00	TOTAL COSTS	\$31,448.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$235,548.00	PROFIT	\$29,452.00
PORCENTUAL PROFIT	12.50%		

COMMENTS

This foreclosure investment property is a great opportunity to rehab, upgrade and flip for potential profit or rent out for long term income. This 1,008 square feet property features 2 beds and 1.0 baths. It is located in the city of Opa Locka. Comparables: 3/2, \$300K aprox. 4/3, \$350K aprox.

NO LIENS WITH THE CITY FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.