

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	REINA MARTINEZ
PROPERTY ADDRESS	3701 N COUNTRY CLUB DR 403 AVENTURA 33180
FOLIO #	28-1235-018-0470
FORECLOSURE CASE #	2017-007015-CA-01
SALE DATE	6/1/2018
LIVING AREA	1,144
LAYOUT	2/2
MAP	https://goo.gl/maps/p1taqExtPTA2
COMMUNITY/COMPLEX	FLAMENCO CONDO



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$155,300.00	PLAINTIIF MAX BID	HIDDEN
FINAL JUGDMNT	\$278,008.05	MARKET VALUE	\$232,000.00
RENT AMOUNT	\$1,850.00	MONTHLY HOA	\$270.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$465.90	DUE HOA/CONDO*	\$16,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$4,659.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$17,160.00	TOTAL COSTS	\$38,284.90

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$193,584.90	PROFIT	\$38,415.10
PORCENTUAL PROFIT	19.84%	CAP RATE	12.30%

COMMENTS

Unit 2 beds 2 baths with 35 ft of terrace space and steps to updated swimming pool. Full Service/Amenities building with 24hr security. Nestled along Country Club Dr fitness course and located near Aventura Mall, beaches, fine dining and Biscayne Blvd. All within top rated school district and walking distance to houses of worship.

FORECLOSED BY THE ASSOCIATION * ANY ESTIMATED IS SUBJECT TO NEGOTIATION.