

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

PROPERTY INFORMATION

OWNER'S NAME	MARIA DEL CARMEN AGOSTO
PROPERTY ADDRESS	1698 NE 169 ST NORTH MIAMI BEACH 33162
FOLIO #	07-2208-002-2021
FORECLOSURE CASE #	2021-004383-CA-01
SALE DATE	10/4/2022
LIVING AREA	1,184
LOT AREA	8,031
LAYOUT	2/1
MAP	https://goo.gl/maps/e1qPqtjkfan8tXLK9
COMMUNITY/COMPLEX	FULFORD BY THE SEA



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$334,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$141,342.11	MARKET VALUE	\$535,000.00
RENT AMOUNT	\$4,600.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$7,350.20	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$10,023.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$25X SQ FT	\$29,600.00	TOTAL COSTS	\$46,973.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$381,073.20	PROFIT	\$153,926.80
PORCENTUAL PROFIT	40.39%		

COMMENTS

This 1,184 square foot home has 2 bedrooms and 1.0 bathrooms. corner lot, plenty of parking. This home is located at 1698 NE 169 St North Miami Beach 33162, the area is also known as Fulford by the Sea.

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