

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

PROPERTY DESCRIPTION

OWNER'S NAME	ANELYS GARCIA	
PROPERTY ADDRESS	4758 W FLAGLER ST 2 CORAL GABLES	
	33134	
FOLIO #	01-4106-162-0050	
FORECLOSURE CASE #	2015-024002-CA-01	
SALE DATE	4/26/2017	
LIVING AREA	500	
LAYOUT	1/1	
MAP	https://goo.gl/maps/N94AeiStrjB2	
COMMUNITY/COMPLEX	GARDEN VISTA	

AUCTION PURCHASE PRICE	\$90,900.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$217,016.83	MARKET VALUE	\$138,364.00
RENT AMOUNT	\$1,300.00	MONTHLY HOA	\$185.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,090.70	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$2,727.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$5,000.00	TOTAL COSTS	\$17,317.70

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$108,217.70	PROFIT	\$30,146.30
PORCENTUAL PROFIT	27.86%		

COMMENTS

4758 W Flagler St APT 2, Coral Gables, FL is a condo home that contains 500 sq ft and was built in 1969. It contains 1 bedroom and 1 bathroom.

The Zestimate for this house is \$138,151, which has increased by \$6,141 in the last 30 days. The Rent Zestimate for this home is \$1,350/mo, which has increased by \$58/mo in the last 30 days. The property tax in 2015 was \$1,066. The tax assessment in 2015 was \$45,725, an increase of 10.0% over the previous year.

ESTIMATED ASSOCIATION DUE, NO LIEN FOUND.