

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	HIGHWAY TOWING	
PROPERTY ADDRESS	3455 NW 102 ST MIAMI 33147	
FOLIO #	30-3104-005-0190	
FORECLOSURE CASE #	2017-012083-CA-01	
SALE DATE	7/17/2018	
LIVING AREA	1,485	
LAYOUT	3/1	
MAP	https://goo.gl/maps/B4eeWoKzfUU2	
COMMUNITY/COMPLEX	WEST LITTLE RIVER	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$131,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$115,105.00	MARKET VALUE	\$235,000.00
RENT AMOUNT	\$1,665.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,015.30	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%	\$7,866.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$29,700.00	TOTAL COSTS	\$40,581.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$171,681.30	PROFIT	\$63,318.70
PORCENTUAL PROFIT	36.88%	CAP RATE	9.30%

COMMENTS

This originally 1,485 square foot single family house has 3 bedrooms and 1 bathroom. It is located at 3455 NW 102 St Miami, Florida 33147. West Little River Area

FACTS: Single Family House, Built in 1950

FEATURES, Floor size: 1,485 sqft, Lot size: 5,250 sqft. (2 anexes attached)

NO LIEN WITH THE COUNTY FOUND *IF ANY SUBJECT TO NEGOTIATION.

