

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	STRATEGIES MANAGEMENT
PROPERTY ADDRESS	7751 NW 107 AVE 706 DORAL 33178
FOLIO #	35-3008-010-0410
FORECLOSURE CASE #	2018-028843-CA-01
SALE DATE	2/19/2019
LIVING AREA	1,244
LAYOUT	2/2+DEN
MAP	https://goo.gl/maps/Wg4gwQeWfP12
COMMUNITY/COMPLEX	MIDTOWN DORAL



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$250,100.00	PLAINTIF MAX BID	\$242,000.00
FINAL JUGDMNT	\$122,328.47	MARKET VALUE	\$360,000.00
RENT AMOUNT	\$2,300.00	MONTHLY HOA	\$350.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,251.30	DUE HOA/CONDO*	\$5,000.00
DUE COUNTY TAXES	\$14,311.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$15,006.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$2,500.00	TOTAL COSTS	\$40,068.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$290,168.30	PROFIT	\$69,831.70
PORCENTUAL PROFIT	24.07%	CAP RATE	7.12%

COMMENTS

Beautiful 2/2+Den modern condo featuring High Ceilings, European Style Cabinetry, porcelain floors, Bosch Appliances, Huge terrace. 2 covered parking spaces. Must see!
NO LIEN WITH THE ASSOCIATION FOUND * IF ANY, IS SUBJECT TO NEGOTIATION.

