

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

**PROPERTY GENERAL INFORMATION**

OWNER'S NAME	SANTA PEREZ
PROPERTY ADDRESS	15201 SW 80 ST 205 MIAMI 33193
FOLIO #	30-4933-116-0140
FORECLOSURE CASE #	2017-001237-CA-01
SALE DATE	1/23/2019
LIVING AREA	676
LAYOUT	1/1
MAP	<a href="https://goo.gl/maps/gAbQFPQDX9H2">https://goo.gl/maps/gAbQFPQDX9H2</a>
COMMUNITY/COMPLEX	KENDALL LAKE TOWERS



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$90,500.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMENT	\$195,794.00	MARKET VALUE	\$129,000.00
RENT AMOUNT	\$1,150.00	MONTHLY HOA	\$210.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$1,176.50	DUE HOA/CONDO*	\$5,000.00
DUE COUNTY TAXES	\$2,826.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$2,715.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$10,140.00	TOTAL COSTS	\$21,857.50

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$112,357.50	PROFIT	\$16,642.50
PORCENTUAL PROFIT	14.81%	CAP RATE	12.20%

**COMMENTS**

This 676 square foot condo home has 1 bedrooms and 1.0 bathrooms. It is located at 15201 SW 80TH ST MIAMI, Florida.

The Zestimate for this house is \$128,791, which has increased by \$1,839 in the last 30 days. The Rent Zestimate for this home is \$1,150/mo. **NO LIEN WITH THE ASSOCIATION FOUND \* IF ANY BALANCE, IS SUBJECT TO NEGOTIATION.**