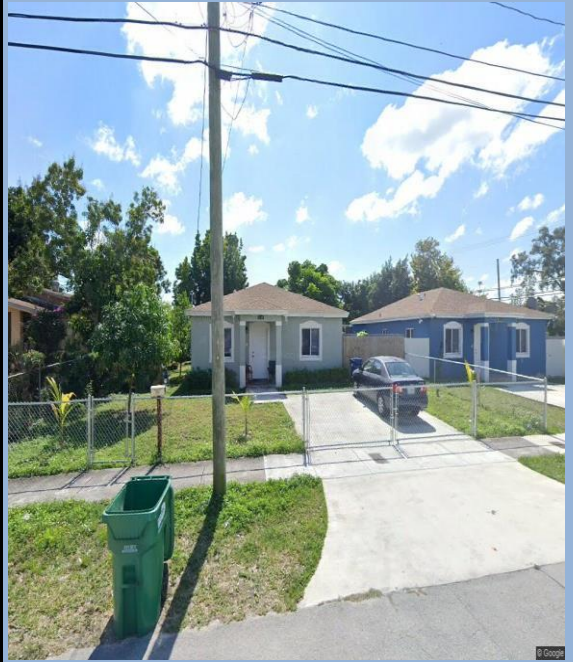


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY INFORMATION

OWNER'S NAME	OMEIR ANNIE O
PROPERTY ADDRESS	1982 NW 51 ST MIAMI 33142
FOLIO #	30-3122-052-4980
FORECLOSURE CASE #	2019-034051-CA-01
SALE DATE	6/14/2021
LIVING AREA	1,500
LOT AREA	6,875
LAYOUT	3/3
MAP	https://goo.gl/maps/weosyBpyWamyZzGNA
COMMUNITY/COMPLEX	FLORAL PARK



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$286,200.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$207,440.40	MARKET VALUE	\$400,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$6,296.40	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 2%	\$8,000.00	AUCTION SERVICE FEE 3%	\$8,586.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$24,000.00
REPAIRS \$5X SQ FT	\$5,000.00	TOTAL COSTS	\$51,882.40

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$338,082.40	PROFIT	\$61,917.60
PORCENTUAL PROFIT	18.31%		

COMMENTS

This foreclosure investment property is a great opportunity to rehab and flip for potential profit or rent out for long-term income. This 1,500 square feet property features 3 beds and 3.0 baths.

LIEN WITH THE CITY HAS BEEN FOUND, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.