

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

PROPERTY DESCRIPTION

OWNER'S NAME	CARLOS PARRA	
PROPERTY ADDRESS	7230 NW 114 AVE 204 DORAL 33178	
FOLIO #	35-3018-035-1200	
FORECLOSURE CASE #	12035426CA01	
SALE DATE	9/22/2014	
LIVING AREA	910	
LAYOUT	2/2	
MAP	https://goo.gl/maps/F88ma	
COMMUNITY/COMPLEX	PALMS GARDEN	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$170,000.00	MAXIMUM BIT	\$282,767.40
FINAL JUGDMENT	\$282,767.40	MARKET VALUE	\$215,000.00
RENT AMOUNT	\$1,500.00	MONTHLY HOA	\$450.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$0.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$2,500.00	TOTAL COSTS	\$10,250.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$180,250.00	PROFIT	\$34,750.00
PORCENTUAL PROFIT	19.28%		

COMMENTS

Excellent 2 Bed 2 bath all tile in palm Gardens, Pool , gym, close to turnpike and A+ schools,
Facts: Parking: None, 0 space, Multi Family.