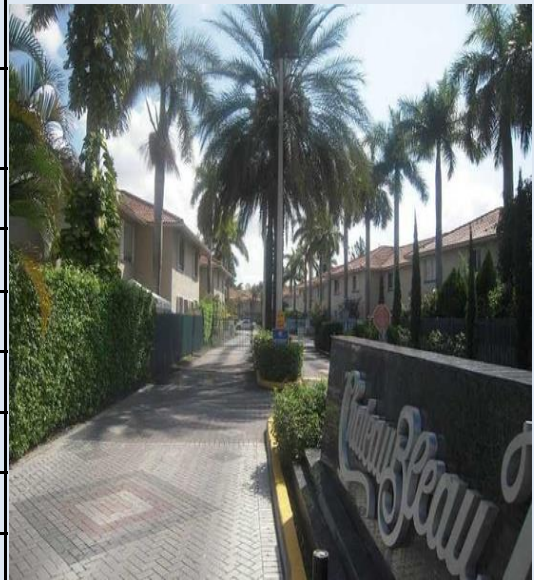


**PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS**

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	JOSE A ROMANO
<b>PROPERTY ADDRESS</b>	531 NW 82 AVE 601 MIAMI 33126
<b>FOLIO #</b>	30-4003-041-0010
<b>FORECLOSURE CASE #</b>	2009-089200-CA-01
<b>SALE DATE</b>	10/19/2015
<b>LIVING AREA</b>	1,550
<b>LAYOUT</b>	3/2.5
<b>MAP</b>	<a href="https://goo.gl/maps/zj9t1kBRVRO">https://goo.gl/maps/zj9t1kBRVRO</a> 2
<b>COMMUNITY/COMPLEX</b>	CHATEAUBLEAU VILLAS AT MIDWAY



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	\$146,000.00	<b>MAXIMUM BIT</b>	\$123,500.00
<b>FINAL JUGDMENT</b>	\$707,327.82	<b>MARKET VALUE</b>	\$215,000.00
<b>RENT AMOUNT</b>	\$1,800.00	<b>MONTHLY HOA</b>	\$225.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	\$3,212.00	<b>DUE HOA/CONDO*</b>	\$13,800.00
<b>DUE COUNTY TAXES</b>	\$0.00	<b>OTHER LIENS</b>	\$0.00
<b>SELLING CLOSING COSTS 3%</b>	\$0.00	<b>AUCTION SERVICE FEE 6%</b>	\$8,760.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>REPAIRS</b>	\$7,500.00	<b>TOTAL COSTS</b>	\$33,272.00

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$179,272.00	<b>PROFIT</b>	\$35,728.00
<b>PORCENTUAL PROFIT</b>	19.93%		

**COMMENTS**

Great investment opportunity. Come out to look around, family friendly neighborhood lots of kids. Perfect location, 5 minutes from the Palmetto

Facts: ■ Baths: 2 full, 1 half ■ Townhouse ■ Built in 1996 ■ HOA Fee: \$224/mo  
 ■ Cooling: Central ■ Heating: Forced air ■ Price/sqft: \$139 ■ Last sold: May 1996 for \$95,900  
 Other: ■ Floor size: 1,550 sqft

\*Estimated Past Due HOA debt.