

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	ANTONIO TORUNO	
PROPERTY ADDRESS	2046 NW 2 ST MIAMI 33125	
FOLIO #	01-4103-010-0320	
FORECLOSURE CASE #	2015-002751-CA-01	
SALE DATE	8/26/2019	
LIVING AREA	1,100	
LAYOUT	2/2	
MAP	https://goo.gl/maps/nEvqS1fcieDmTpuMA	
COMMUNITY/COMPLEX	NORRIS PARK-LITTLE HAVANA	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$189,100.00	PLAINTIF MAX BID	\$187,000.00
FINAL JUGDMENT	\$186,295.00	MARKET VALUE	\$296,000.00
RENT AMOUNT	\$2,000.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,458.30	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$5,673.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$30X SQ FT	\$33,000.00	TOTAL COSTS	\$41,131.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$230,231.30	PROFIT	\$65,768.70
PORCENTUAL PROFIT	28.57%	CAP RATE	6.30%

COMMENTS

2046 NW 2nd St, Miami, FL is a single family home that contains 1,100 sq ft and was built in 1925. It contains 2 bedrooms and 2 bathrooms. This home last sold for \$149,000 in September 2009.

The Zestimate for this house is \$294,814-\$308,000, which has decreased by \$2,516 in the last 30 days. The Rent Zestimate for this home is \$1,850/mo, which has decreased by \$14/mo in the last 30 days.

NO LIEN WITH THE CITY FOUND * IF ANY, IS SUBJECT TO NEGOTIATION.