


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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	HIRAM AGUIAR	
PROPERTY ADDRESS	10517 NW 37 AVE MIAMI 33147	
FOLIO #	30-2133-003-1130	
FORECLOSURE CASE #	2016-017263-CA-01	
SALE DATE	4/30/2018	
LIVING AREA	1,933	
LAYOUT	4/2	
MAP	https://goo.gl/maps/yhJPNXSQQVx	
COMMUNITY/COMPLEX	WEST LITTLE RIVER	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$166,900.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$250,105.00	MARKET VALUE	\$268,000.00
RENT AMOUNT	\$1,665.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$500.70	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$12,000.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 4%	\$6,676.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$28,995.00	TOTAL COSTS	\$48,171.70

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$215,071.70	PROFIT	\$52,928.30
PERCENTUAL PROFIT	24.61%	CAP RATE	9.30%

COMMENTS

This 1933 square foot condo has 4 bedrooms and 2.0 bathrooms. It is located at 10517 SW 37 Av Miami, Florida 33147. West Little River Area
 FACTS: Single Family House, Built in 1950
 FEATURES, Floor size: 1,933 sqft, Lot size: 7,838.88
LIEN WITH THE COUNTY *ESTIMATED SUBJECT TO NEGOTIATION.