

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

**PROPERTY GENERAL INFORMATION**

OWNER'S NAME	GERARDO HERNANDEZ
PROPERTY ADDRESS	7644 NW 116 AVE DORAL 33178
FOLIO #	35-3007-003-2340
FORECLOSURE CASE #	2015-003465-CA-01
SALE DATE	4/15/2019
LIVING AREA	1,918
LAYOUT	3/2.5
MAP	<a href="https://goo.gl/maps/oZbQaJNKUhl2">https://goo.gl/maps/oZbQaJNKUhl2</a>
COMMUNITY/COMPLEX	WINDWARD AT DORAL



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$256,100.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMENT	\$225,000.00	MARKET VALUE	\$342,500.00
RENT AMOUNT	\$2,500.00	MONTHLY HOA	\$350.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$3,329.30	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$14,311.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 2%	\$5,122.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$10,000.00	TOTAL COSTS	\$32,762.30

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$288,862.30	PROFIT	\$53,637.70
PORCENTUAL PROFIT	18.57%	CAP RATE	5.11%

**COMMENTS**

Great Location at Windward, Island @ Doral. Gated community, Nice townhome 3 Bedroom, 2.5 Baths. 3 Parking spots and big patio. Wood floors. Community pool & club house. Excellent Doral schools. Great neighborhood & nice community. Many amenities. A family place to enjoy. walking distance to the new Doral Legacy Park. Sellers Very Motivated. Bring your buyers to add their personal touches. CASH buyer preferred. Make this your home. NO LIEN WITH THE ASSOCIATION FOUND \* IF ANY, IS SUBJECT TO NEGOTIATION. SURPLUS MIGHT BE AVAILABLE.

