


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

**PROPERTY DESCRIPTION**

OWNER'S NAME	NORMA E VALDES	
PROPERTY ADDRESS	7873 W 36 AV #203 HIALEAH, FL 33018	
FOLIO #	04-2028-061-0230	
FORECLOSURE CASE #	11016689CA01	
SALE DATE	9/5/2014	
LIVING AREA	1,080	
LAYOUT	2/2	
MAP	<a href="https://goo.gl/maps/KO41T">https://goo.gl/maps/KO41T</a>	
COMMUNITY/COMPLEX	WEST POINCIANA VILLAS	

**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$104,900.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$192,550.47	MARKET VALUE	\$141,000.00
RENT AMOUNT	\$1,350.00	MONTHLY HOA	\$220.00

**PROPERTY'S ENCUMBRANCES/COSTS**

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$5,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$6,294.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	<b>TOTAL COSTS</b>	<b>\$11,544.00</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$116,444.00	PROFIT	\$24,556.00
PORCENTUAL PROFIT	21.09%		

**COMMENTS**

This 1080 square foot condo home has 2 bedrooms and 2.0 bathrooms. It is located at 7873 W 36th Ave Hialeah, Florida.  
 Facts: Condo, Built in 1995, Last sold: May 2005 for \$159,900.  
 No liens of any kind were found, Due HOA/Condo are estimates only.  
 \*VALUE-BASED BID: The beneficiary of this property has provided or is expected to submit a BID based on the CURRENT MARKET VALUE as determined by the beneficiary and BELOW the Total Estimated Debt.