

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	MERCEDES MONTERO
PROPERTY ADDRESS	505 NW 177 ST 132 MIAMI GARDENS 33169
FOLIO #	34-2112-038-0310
FORECLOSURE CASE #	2018-013172-CA-01
SALE DATE	10/31/2018
LIVING AREA	730
LAYOUT	1/1
MAP	https://goo.gl/maps/FJTVqSrp4JQ2
COMMUNITY/COMPLEX	NEW WORLD



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$46,100.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMNT	\$41,660.66	MARKET VALUE	\$75,000.00
RENT AMOUNT	\$1,000.00	MONTHLY HOA	\$260.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$599.30	DUE HOA/CONDO*	\$6,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$1,383.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$14,600.00	TOTAL COSTS	\$22,582.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$68,682.30	PROFIT	\$6,317.70
PORCENTUAL PROFIT	9.20%	CAP RATE	15.20%

COMMENTS

This 730 square foot condo home has 1 bedrooms and 1.0 bathrooms. It is located at 505 NW 177th St Miami Gardens, Florida.
NO LIEN WITH THE ASSOCIATION FOUND * IF ANY BALANCE, IS SUBJECT TO NEGOTIATION.

