

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

PROPERTY DESCRIPTION

OWNER'S NAME	TOUSSAINT THEODORE	
PROPERTY ADDRESS	1525 NW 129 ST NORTH MIAMI 33167	
FOLIO #	06-2126-005-0620	
FORECLOSURE CASE #	2015-025604-CA-01	
SALE DATE	10/11/2016	
LIVING AREA	901	
LAYOUT	3/1	
MAP	https://goo.gl/maps/BVvQVTEFbBp	
COMMUNITY/COMPLEX	SHEPHARD HEIGHTS 2	

AUCTION PURCHASE PRICE	\$115,800.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$212,906.40	MARKET VALUE	\$156,000.00
RENT AMOUNT	\$1,700.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$347.40	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$200.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE	\$1,158.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$13,515.00	TOTAL COSTS	\$15,220.40

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$131,020.40	PROFIT	\$24,979.60
PORCENTUAL PROFIT	19.07%	CAP RATE	10.15%

COMMENTS

Spacious 3/1 central air and heat, ,near public transportation great schools enormous front and back yard plenty of room for pool near shopping

FACTS:Lot: 9,600 sqft, Single Family, Built in 1952, Heating: Forced air, Last sold: Feb 1988 for \$59,000, Price/sqft: \$145
 MLS #: A10030048, Great solar potential, Sun Number™: 75, FEATURES:Ceiling Fan, Flooring: Tile, Parking: 167 sqft garage, Patio
 APPLIANCES INCLUDED: Microwave, Washer, ROOM TYPES, Dining room, CONSTRUCTION: Exterior material: Cement concrete, Roof
 type: Other, Stories: 1, Unit count: 1, OTHER, Floor size: 901 sqft, Last remodel year: 1962, Laundry: In Unit, Shared, Lot depth: 128 ft,
 Lot width: 75 ft, Parcel #: 0621260050620, ADDITIONAL FEATURES: Type of Association: None, Listing Type: Exclusive Right To Sell,
 Parking Description: Driveway, Sewer Description: Municipal Sewer, Type of Property: Single, Water Description: Municipal Water,
 Bedroom Description: Master Bedroom Ground Level, Year Built Description: New Construction, Construction Type: Cbs Construction,
 Design: Detached, Design Description: One Story
 Equipment: Disposal, Fence, Heating Description: Electric Heat, Tax Information: Tax Reflects City & County Tax, Cooling Description:
 Electric Cooling, Equipment: Electric Water Heater, Roof Description: Shingle Roof, Lot Description: 4 Acre Lot, Front Exposure: North

