

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	VENNING MARIA
PROPERTY ADDRESS	15391 S DIXIE HWY 55 MIAMI 33157
FOLIO #	33-5028-032-0550
FORECLOSURE CASE #	2015-022810-CA-01
SALE DATE	4/30/2019
LIVING AREA	980
LAYOUT	2/1.5
MAP	https://goo.gl/maps/TRPgvBsXAb5MCEmu6
COMMUNITY/COMPLEX	CORAL REEF TOWNHOUSES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$110,000.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMENT	\$140,338.40	MARKET VALUE	\$170,000.00
RENT AMOUNT	\$1,450.00	MONTHLY HOA	\$300.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$1,430.00	DUE HOA/CONDO*	\$6,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$3,300.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$14,700.00	TOTAL COSTS	\$25,930.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$135,930.00	PROFIT	\$34,070.00
PORCENTUAL PROFIT	25.06%	CAP RATE	12.00%

COMMENTS

Great and updated 2 bedroom 1.5 bath two story townhouse in the heart of Palmetto Bay. 2 bedrooms upstairs, newly renovated kitchen, bathroom, tiles and wood floors throughout, wooden patio deck with access to common walkway. Well maintained building with 3 years old roof. Parking in front of the unit. "A" graded school district.

LIEN WITH THE ASSOCIATION FOUND * BALANCE IS SUBJECT TO NEGOTIATION.