

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	MIGUEL NIN	
<b>PROPERTY ADDRESS</b>	16740 NE 9 AVE 805 NORTH MIAMI BEACH 33162	
<b>FOLIO #</b>	07-2207-064-0730	
<b>FORECLOSURE CASE #</b>	2014-024810-CA-01	
<b>SALE DATE</b>	2/23/2016	
<b>LIVING AREA</b>	780	
<b>LAYOUT</b>	1/1	
<b>MAP</b>	<a href="https://goo.gl/maps/bqE84p5axp32">https://goo.gl/maps/bqE84p5axp32</a>	
<b>COMMUNITY/COMPLEX</b>	GATEWAY HOUSE CONDO	

<b>MAX AUCTION PURCHASE PRICE</b>	\$75,200.00	<b>MAXIMUM BIT</b>	\$70,000.00
<b>FINAL JUGDMENT</b>	\$96,127.93	<b>MARKET VALUE</b>	\$120,000.00
<b>RENT AMOUNT</b>	\$1,200.00	<b>MONTHLY HOA</b>	\$382.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	\$1,654.40	<b>DUE HOA/CONDO*</b>	<u>\$10,000.00</u>
<b>DUE COUNTY TAXES</b>	\$933.55	<b>OTHER LIENS</b>	<u>\$0.00</u>
<b>SELLING CLOSING COSTS 1.5%</b>	\$0.00	<b>AUCTION SERVICE FEE</b>	\$2,256.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>REPAIRS</b>	\$7,800.00	<b>TOTAL COSTS</b>	\$22,643.95

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$97,843.95	<b>PROFIT</b>	\$22,156.05
<b>PORCENTUAL PROFIT</b>	22.64%		

**COMMENTS**

This 780 square foot condo home has 1 bedrooms and 1.0 bathrooms. It is located at 16740 NE 9th Ave Miami, Florida.  
**FACTS:**Condo, Built in 1970, Last sold: Apr 2000 for \$26,0000  
 \*Estimated Past Due HOA debt.