

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

PROPERTY DESCRIPTION

OWNER'S NAME	DAVIS JEAN LOUIS	
PROPERTY ADDRESS	1780 NE 191 ST 103-2 MIAMI 33179	
FOLIO #	30-2205-038-1480	
FORECLOSURE CASE #	2013-012417-CA-01	
SALE DATE	7/20/2016	
LIVING AREA	1,062	
LAYOUT	1/1	
MAP	https://goo.gl/maps/b2vRhjiBRCQ2	
COMMUNITY/COMPLEX	CAMELLIA GARDENS	

AUCTION PURCHASE PRICE	\$55,500.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$90,773.98	MARKET VALUE	\$90,000.00
RENT AMOUNT	\$1,250.00	MONTHLY HOA	\$330.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$166.50	DUE HOA/CONDO*	\$8,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE	\$1,665.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$9,000.00	TOTAL COSTS	\$19,331.50

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$74,831.50	PROFIT	\$15,168.50
PORCENTUAL PROFIT	20.27%		

COMMENTS

This 1062 square foot condo home has 1 bedrooms and 1.0 bathrooms. It is located at 1780 NE 191st St North Miami Beach, Florida.
FACTS:Condo, Built in 1969
 Last sold: Mar 2004 for \$70,000
FEATURES
 *Estimated Past Due HOA debt.