

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

PROPERTY DESCRIPTION

OWNER'S NAME	SABATO C LANDI VISCONTI
PROPERTY ADDRESS	150 OCEAN LN DR 2C KEY BISCAYNE 33149
FOLIO #	24-4232-010-0030
FORECLOSURE CASE #	10054339CA01
SALE DATE	12/19/2014
LIVING AREA	1,335
LAYOUT	2/2
MAP	https://goo.gl/maps/i9evF
COMMUNITY/COMPLEX	ISLAND BREAKERS



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$280,000.00	MAXIMUM BIT	\$276,219.00
FINAL JUGDMENT	\$263,100.20	MARKET VALUE	\$390,000.00
RENT AMOUNT	\$2,700.00	MONTHLY HOA	\$727.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$8,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$7,000.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$15,250.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$295,250.00	PROFIT	\$94,750.00
PORCENTUAL PROFIT	32.09%		

COMMENTS

This is a 1335 square foot, condo It is located at 150 Ocean Lane Dr Key Biscayne, Florida.

Facts

- Condo
- Built in 1970

*Confirmed Past Due HOA debt no more than \$8,000.