

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

PROPERTY INFORMATION

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|---------------------------|--|
| OWNER'S NAME | MIRIAM BEHAR |
| PROPERTY ADDRESS | 2150 SANS SOUCI BLVD A808 AVENTURA 33181 |
| FOLIO # | 06-2228-039-2420 |
| FORECLOSURE CASE # | 2021-021152-CA-01 |
| SALE DATE | 4/19/2023 |
| LIVING AREA | 855 |
| LOT AREA | 0 |
| LAYOUT | 1/1.5 |
| MAP | https://goo.gl/maps/UA9ZZeb7rFbRGJNC9 |
| COMMUNITY/COMPLEX | BAYVIEW TOWERS DOME |



PROPERTY VALUE

| | | | |
|-------------------------------|---------------------|---------------------|---------------------|
| AUCTION PURCHASE PRICE | \$150,000.00 | MAXIMUM BIT | HIDDEN |
| FINAL JUGDMENT | \$143,846.78 | MARKET VALUE | \$210,000.00 |
| RENT AMOUNT | \$2,500.00 | MONTHLY HOA | \$560.00 |

PROPERTY'S ENCUMBRANCES/COSTS

| | | | |
|-----------------------------------|--------------------|-------------------------------|--------------------------|
| COURT FEES | \$3,300.00 | DUE HOA/CONDO* | <u>\$8,500.00</u> |
| DUE COUNTY TAXES | \$2,725.00 | OTHER LIENS | \$0.00 |
| SELLING CLOSING COSTS 1.3% | \$0.00 | AUCTION SERVICE FEE 3% | \$4,500.00 |
| FEDERAL TAXES/LIENS | \$0.00 | SALE COMMISSIONS | \$0.00 |
| REPAIRS \$20X SQ FT | \$17,100.00 | TOTAL COSTS | \$36,125.00 |

INVESTMENT PROCEEDS

| | | | |
|--------------------------|---------------------|---------------|--------------------|
| TOTAL INVESTMENT | \$186,125.00 | PROFIT | \$23,875.00 |
| PORCENTUAL PROFIT | 12.83% | | |

COMMENTS

2150 Sans Souci Blvd #A808, North Miami, FL 33181 is a condo home that contains 855 sq ft and was built in 1972. It contains 1 bedroom and 2 bathrooms.

LIEN WITH THE ASSOCIACION FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.

