

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

PROPERTY DESCRIPTION

OWNER'S NAME	JAMAL JIHAN	
PROPERTY ADDRESS	8185 NW 7 ST 317 MIAMI 33126	
FOLIO #	30-3053-128-1350	
FORECLOSURE CASE #	11000044CA01	
SALE DATE	9/4/2014	
LIVING AREA	870	
LAYOUT	2/2	
MAP	https://goo.gl/maps/1GhdD	
COMMUNITY/COMPLEX	FONTAINEBLEAU GARDENS	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$100,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$133,835.20	MARKET VALUE	\$130,500.00
RENT AMOUNT	\$1,200.00	MONTHLY HOA	\$220.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$5,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$6,000.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$11,250.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$111,250.00	PROFIT	\$19,250.00
PORCENTUAL PROFIT	17.30%		

COMMENTS

Judicial Foreclosure County Sale. This home is a great investor opportunity. Occupant status varies and buyer assumes responsibility of occupancy.
 Facts: Condo, Built in 1988, Last sold: Jan 2005 for \$126,900.
 No liens of any kind were found, Due HOA/Condo are estimates only.
 *VALUE-BASED BID: The beneficiary of this property has provided or is expected to submit a BID based on the CURRENT MARKET VALUE as determined by the beneficiary and BELOW the Total Estimated Debt.