

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	LUIS CALIX	
PROPERTY ADDRESS	21423 SW 124 PL MIAMI 33177	
FOLIO #	30-6912-098-0120	
FORECLOSURE CASE #	13030216CA01	
SALE DATE	6/9/2014	
LIVING AREA	1,537	
LAYOUT	3/2	
MAP	<a href="https://goo.gl/maps/ccB5l">https://goo.gl/maps/ccB5l</a>	
COMMUNITY/COMPLEX	JESSLYN	

**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$142,000.00	MAXIMUM BIT	\$285,009.40
FINAL JUGDMENT	\$285,009.40	MARKET VALUE	\$176,000.00
RENT AMOUNT	\$1,600.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

LEGAL FEES	\$0.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$8,520.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	<b>TOTAL COSTS</b>	<b>\$8,520.00</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$150,520.00	PROFIT	\$25,480.00
PORCENTUAL PROFIT	16.93%		

**COMMENTS**

This 1537 square foot single family home has 3 bedrooms and 2.0 bathrooms. It is located at 21423 SW 124th Pl Miami, Florida.