

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

PROPERTY DESCRIPTION

OWNER'S NAME	MARTHA RASCH
PROPERTY ADDRESS	6103 NW 114 PL 269 DORAL 33178
FOLIO #	35-3018-022-2840
FORECLOSURE CASE #	11011161CA01
SALE DATE	6/13/2014
LIVING AREA	1,260
LAYOUT	3/2
MAP	https://goo.gl/maps/WGft0
COMMUNITY/COMPLEX	THE GATES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$187,000.00	MAXIMUM BIT	\$127,484.80
FINAL JUGDMENT	\$127,484.80	MARKET VALUE	\$250,000.00
RENT AMOUNT	\$1,860.00	MONTHLY HOA	\$260.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$9,350.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$17,100.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$204,100.00	PROFIT	\$45,900.00
PORCENTUAL PROFIT	22.49%		

COMMENTS

Beautiful 3 bedrooms 2 baths Condo at The Gates at Doral Isles, centrally located and close to Turnpike, 826 & 836. Come and fall in love with this wonderful unit.