


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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	<b>WILBERT JIMENEZ</b>	
<b>PROPERTY ADDRESS</b>	210 172 ST 531 SUNNY ISLES BEACH 33160	
<b>FOLIO #</b>	31-2211-020-1860	
<b>FORECLOSURE CASE #</b>	2009-045607-CA-01	
<b>SALE DATE</b>	5/7/2015	
<b>LIVING AREA</b>	940	
<b>LAYOUT</b>	2/2	
<b>MAP</b>	<a href="https://goo.gl/maps/HMVai">https://goo.gl/maps/HMVai</a>	
<b>COMMUNITY/COMPLEX</b>	AVILA SOUTH CONDO	

**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	\$130,000.00	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	\$71,431.00	<b>MARKET VALUE</b>	\$171,000.00
<b>RENT AMOUNT</b>	\$1,550.00	<b>MONTHLY HOA</b>	\$250.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COUNTY FEES</b>	\$2,340.00	<b>DUE HOA/CONDO*</b>	\$500.00
<b>DUE COUNTY TAXES</b>	\$0.00	<b>OTHER LIENS</b>	\$0.00
<b>SELLING CLOSING COSTS 3%</b>	\$0.00	<b>AUCTION SERVICE FEE 6%</b>	\$7,800.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>REPAIRS</b>	\$5,000.00	<b>TOTAL COSTS</b>	\$15,640.00

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$145,640.00	<b>PROFIT</b>	\$25,360.00
<b>PORCENTUAL PROFIT</b>	17.41%		

**COMMENTS**

TWO BEDROOM UNIT IN DESIRABLE SUNNY ISLES BEACH ONE BLOCK TO THE BEACH! UNIT HAS 940 SQFT. INCLUDES ONE ASSIGNED PARKING SPOT. Facts: ■ Condo ■  
 Facts: ■ Laundry: Shared ■ Year Built: 1974  
 Amenities: ■ Cooling: Central ■ Heating Type: Forced air ■ Elevator: Yes ■ Pool: Yes  
 ■ Gated Entry: Yes ■ Near Transportation: Yes ■ Storage: Yes ■ Security System: Yes  
 ■ Clubhouse ■ Guest parking ■ Living room ■ Secured entry ■ Last sold: Jul 1997 for \$75,000

\*Confirmed Past Due HOA.