

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

PROPERTY DESCRIPTION

OWNER'S NAME	ALBERT VIVAS	
PROPERTY ADDRESS	4420 NW 107 AVE 107 DORAL 33178	
FOLIO #	20-2565-001-0200	
FORECLOSURE CASE #	2016-025780-CA-01	
SALE DATE	6/14/2017	
LIVING AREA	820	
LAYOUT	2/2	
MAP	https://goo.gl/maps/E6yUP3dZ79T2	
COMMUNITY/COMPLEX	ENCLAVE AT DORAL	

AUCTION PURCHASE PRICE	\$130,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$234,348.67	MARKET VALUE	\$194,000.00
RENT AMOUNT	\$1,850.00	MONTHLY HOA	\$385.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$390.30	DUE HOA/CONDO*	\$16,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$7,806.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$7.5X SQ FT	\$6,150.00	TOTAL COSTS	\$30,346.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$160,446.30	PROFIT	\$33,553.70
PORCENTUAL PROFIT	20.91%	CAP RATE	10.80%

COMMENTS

Beautiful 2/2 Apt for sale in the most desirable community in Doral... The Enclave. This complex has been completely remodeled and offers resort-style amenities for the best urban life-style. Excellent location, close to A+ Schools, parks, restaurants, entertainment, main roads and highways. This unit is in mint conditions, a must see!
 KITCHEN WITH APPLIANCES, WASHER AND DRYER INSIDE THE UNIT. GATED COMMUNITY, VERY PRIVATE. 24-HOUR SECURITY. GREAT AMENITIES SUCH POOL, SAUNA, TENNIS COURT, RACQUETBALL COURT, GYM AND CLUB HOUSE
LIEN FROM ASSOCIATION FOUND, *ESTIMATED SUBJECT TO NEGOTIATION.

