

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

PROPERTY INFORMATION

OWNER'S NAME	ALEXIS DANIEL
PROPERTY ADDRESS	115 NE 205 TER MIAMI GARDENS 33179
FOLIO #	34-1136-011-0850
FORECLOSURE CASE #	2019-013302-CA-01
SALE DATE	9/27/2021
LIVING AREA	1,350
LOT AREA	7,405
LAYOUT	3/1
MAP	
COMMUNITY/COMPLEX	ANDOVER LAKES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$281,100.00	MAXIMUM BID	\$139,000.00
FINAL JUDGMENT	\$123,085.00	MARKET VALUE	\$390,000.00
RENT AMOUNT	\$1,900.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$5,622.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 2%	\$5,622.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$20,250.00	TOTAL COSTS	\$31,494.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$312,594.00	PROFIT	\$77,406.00
PORCENTUAL PROFIT	24.76%		

COMMENTS

This 1,352 square foot single family home has 3 bedrooms and 1.0 bathrooms. This home is located at 115 NE 205 TER MIAMI GARDENS 33179. The median sales price for this area is \$395,000.

NO LIENS OR VIOLATIONS WITH THE CITY FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.