


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

PROPERTY DESCRIPTION

OWNER'S NAME	GASTON NOYAN	
PROPERTY ADDRESS	1455 NE 139 ST NORTH MIAMI 33161	
FOLIO #	06-2220-006-0230	
FORECLOSURE CASE #	2016-013599-CA-01	
SALE DATE	7/7/2017	
LIVING AREA	1,521	
LAYOUT	3/1	
MAP	https://goo.gl/maps/6h346irJm82	
COMMUNITY/COMPLEX	DIXIE GARDENS	

AUCTION PURCHASE PRICE	\$156,800.00	MAXIMUM BIT	\$142,572.48
FINAL JUGDMNT	\$313,184.20	MARKET VALUE	\$230,000.00
RENT AMOUNT	\$1,800.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$470.40	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 4%	\$6,272.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15x SQ FT	\$22,815.00	TOTAL COSTS	\$29,557.40

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$186,357.40	PROFIT	\$43,642.60
PORCENTUAL PROFIT	23.42%		

COMMENTS

This 1124 square foot single family home has 3 bedrooms and 1.0 bathrooms. It is located at 1455 NE 139th St North Miami, Florida. This property currently has an estimated value of \$221,695. The median sales price for the area is \$190,500. According to the Miami public records, the property has approximately a lot size of 10,425 square feet.

NO LIEN & OPEN PERMIT FOUND.

