

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

PROPERTY INFORMATION

OWNER'S NAME	RUIZ MARIO F
PROPERTY ADDRESS	8260 NW 10 ST 3 MIAMI 33126
FOLIO #	30-3053-106-0820
FORECLOSURE CASE #	2018-029982-CA-01
SALE DATE	9/12/2022
LIVING AREA	1,250
LOT AREA	0
LAYOUT	2/2.5
MAP	https://goo.gl/maps/3TFnxDCQbk4DQaem7
COMMUNITY/COMPLEX	LES JARDINS



PROPERTY VALUE

ESTIMATED AUCTION PURCHASE PRICE	\$235,200.00	MAXIMUM BID	HIDDEN
FINAL JUGDMENT	\$264,668.27	MARKET VALUE	\$332,000.00
RENT AMOUNT	\$2,400.00	MONTHLY HOA	\$260.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,057.60	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$7,056.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$18,750.00	TOTAL COSTS	\$36,363.60

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$271,563.60	PROFIT	\$60,436.40
PORCENTUAL PROFIT	22.25%		

COMMENTS

8260 SW 10 St 3 is a 1,2500 square foot townhouse with 2 bedrooms and 2.5 bathroom. POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH LIEN AND AMOUNT ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.