

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

PROPERTY DESCRIPTION

OWNER'S NAME	ROBERTO IATAROLA
PROPERTY ADDRESS	2653 NE 164 ST #38 NORTH MIAMI BEACH 33160
FOLIO #	07-2215-011-0070
FORECLOSURE CASE #	2014-005334-CA-01
SALE DATE	1/27/2016
LIVING AREA	1,590
LAYOUT	3/2.5
MAP	https://goo.gl/maps/Gxm7fjthNDG2
COMMUNITY/COMPLEX	LAKEVIEW TOWNHOMES



AUCTION PURCHASE PRICE	\$228,500.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMET	\$306,076.30	MARKET VALUE	\$355,000.00
RENT AMOUNT	\$2,350.00	MONTHLY HOA	\$430.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,570.00	DUE HOA/CONDO*	<i>\$12,000.00</i>
DUE COUNTY TAXES	\$6,547.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE 6%	\$13,710.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$16,000.00	TOTAL COSTS	\$52,827.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$281,327.00	PROFIT	\$73,673.00
PORCENTUAL PROFIT	26.19%		

COMMENTS

This 1590 square foot townhouse home has 3 bedrooms and 3.0 bathrooms. It is located at 2653 NE 164th St North Miami Beach, Florida.

Facts: ■Lot: 1,590 sqft ■Townhouse ■Built in 1978 ■HOA Fee: \$430/mo ■Cooling: Central

■Heating: Other ■Last sold: Aug 2001 for \$165,000

Features: ■Barbecue ■Flooring: Carpet, Tile ■Parking: Carport, Garage - Attached, 0 space ■Patio

■View: Water ■Waterfront

Appliances Included: ■Dishwasher ■Dryer ■Garbage disposal ■Microwave ■Range / Oven ■Refrigerator ■Washer

Construction: ■Roof type: Other ■Room count: 3 ■Stories: 0 ■Structure type: Other

*Estimated Past Due HOA debt.