

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

PROPERTY INFORMATION

OWNER'S NAME	VICTOR DEL PINO	
PROPERTY ADDRESS	15145 SW 297 TER HOMESTEAD 33033	
FOLIO #	30-7909-012-0100	
FORECLOSURE CASE #	2018-017579-CA-01	
SALE DATE	9/13/2021	
LIVING AREA	1,292	
LOT AREA	9,300	
LAYOUT	3/2	
MAP	https://goo.gl/maps/Yi3oZmNHAh4iQica9	
COMMUNITY/COMPLEX	PALMLAND HOMES	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$224,900.00	MAXIMUM BID	HIDDEN
FINAL JUDGMENT	\$156,938.51	MARKET VALUE	\$360,000.00
RENT AMOUNT	\$1,700.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,498.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$13,494.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$19,380.00	TOTAL COSTS	\$37,372.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$262,272.00	PROFIT	\$97,728.00
PORCENTUAL PROFIT	37.26%		

COMMENTS

This 1292 square foot single family home has 3 bedrooms and 2.0 bathrooms. This home is located at 15145 SW 297th Ter, Homestead, FL 33033. The median sales price for the Leisure City area is \$335,000. The \$278,400 estimated value is 19.30% less than the median listing price of \$345,000 for the Leisure City area.

LIENS WITH THE CITY FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.