

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

PROPERTY INFORMATION

OWNER'S NAME	MIRO JOSE ALBERTO
PROPERTY ADDRESS	1400 NE 191 ST 310 MIAMI 33179
FOLIO #	30-2205-021-0600
FORECLOSURE CASE #	2021-018722-CA-01
SALE DATE	5/16/2023
LIVING AREA	954
LOT AREA	0
LAYOUT	1/1.5
MAP	https://goo.gl/maps/faM6iTKBZTqfhsa9
COMMUNITY/COMPLEX	FOURTH HORIZONS CONDO



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$130,600.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$97,427.00	MARKET VALUE	\$180,000.00
RENT AMOUNT	\$3,000.00	MONTHLY HOA	\$300.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,873.20	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$0.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$7,836.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$19,080.00	TOTAL COSTS	\$29,789.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$160,389.20	PROFIT	\$19,610.80
PORCENTUAL PROFIT	12.23%		

COMMENTS

This 954 square foot condo home has 1 bedrooms and 2.0 bathrooms. This home is located at 1400 NE 191st St APT 310, Miami, FL 33179.

POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.