

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	<b>WALTER LETTAU</b>
<b>PROPERTY ADDRESS</b>	<b>10806 NW 78 TER DORAL 33178</b>
<b>FOLIO #</b>	<b>35-3007-008-3390</b>
<b>FORECLOSURE CASE #</b>	<b>11037935CA01</b>
<b>SALE DATE</b>	<b>9/24/2014</b>
<b>LIVING AREA</b>	<b>1,683</b>
<b>LAYOUT</b>	<b>3/2.5</b>
<b>MAP</b>	<a href="https://goo.gl/maps/u0NiQ">https://goo.gl/maps/u0NiQ</a>
<b>COMMUNITY/COMPLEX</b>	<b>ANTILLES AT ISLAND AT DORAL</b>



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$265,000.00</b>	<b>MAXIMUM BIT</b>	<b>\$554,463.00</b>
<b>FINAL JUGDMENT</b>	<b>\$554,463.00</b>	<b>MARKET VALUE</b>	<b>\$321,588.54</b>
<b>RENT AMOUNT</b>	<b>\$2,200.00</b>	<b>MONTHLY HOA</b>	<b>\$400.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>LEGAL FEES</b>	<b>\$250.00</b>	<b>DUE HOA/CONDO*</b>	<b>\$10,000.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$0.00</b>	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE</b>	<b>\$15,900.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS</b>	<b>\$0.00</b>	<b>TOTAL COSTS</b>	<b>\$26,150.00</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$291,150.00</b>	<b>PROFIT</b>	<b>\$30,438.54</b>
<b>PORCENTUAL PROFIT</b>	<b>10.45%</b>		

**COMMENTS**

Beautiful 3/2.5 Townhomes at Island at Doral.  
 Facts: Lot: 1,306 sqft, Townhouse, Built in 2006, Price/sqft: \$172  
  
 \*Estimated Past Due HOA debt.

