

PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS			
PROPERTY INFORMATION			
OWNER'S NAME	MICHAEL SERRANO		
PROPERTY ADDRESS	2755 DUNWOODIE PL HOMESTEAD 33035		
FOLIO #	10-7929-005-0330		
FORECLOSURE CASE #	2025-006227-CA-01		
SALE DATE	10/29/2025		
LIVING AREA	2,118		
LOT AREA	7,989		
LAYOUT	4/3		
MAP	https://maps.app.goo.gl/tqYwcy64AEDy1o2k9		
COMMUNITY/COMPLEX	DUNWOODIE AT KEYS GATE		
PROPERTY VALUE			
AUCTION PURCHASE PRICE	\$479,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$637,065.38	MARKET VALUE	\$645,000.00
RENT AMOUNT	\$3,200.00	MONTHLY HOA	\$300.00
PROPERTY'S ENCUMBRANCES/COSTS			
COURT FEES	\$10,540.20	DUE HOA/CONDO*	<u>\$5,000.00</u>
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$0.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$14,373.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$00X SQ FT	\$21,180.00	TOTAL COSTS	\$51,093.20
INVESTMENT PROCEEDS			
TOTAL INVESTMENT	\$530,193.20	PROFIT	\$114,806.80
PORCENTUAL PROFIT	21.65%		
COMMENTS			
One-of-a-kind opportunity to purchase this fully remodeled 4-bed/3-bath house in the Fairways at Keys Gate gated community! As the exclusive golf course association property, this beautiful home boasts a 3-way split floor plan with a new tile roof, a spacious open kitchen with granite countertops, and stainless steel appliances. Additionally, it offers a sizable master suite with sliding doors that open to a breathtaking view of the lake, & a master bathroom with both a bathtub & shower. Acquire this residence & enjoy a 2-car garage, hurricane shutters, freshly painted interior & exterior, POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.			

