

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	CAROLINA MORENO
PROPERTY ADDRESS	4242 NW 2 ST 906 MIAMI 33126
FOLIO #	01-4105-097-0530
FORECLOSURE CASE #	2014-018585-CA-01
SALE DATE	5/18/2018
LIVING AREA	715
LAYOUT	1/1
MAP	https://goo.gl/maps/aYZD3Jh9vXQ2
COMMUNITY/COMPLEX	KEYSTONE PARK



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$74,900.00	PLAINTIIF MAX BID	HIDDEN
FINAL JUGDMENT	\$56,915.09	MARKET VALUE	\$178,000.00
RENT AMOUNT	\$1,500.00	MONTHLY HOA	\$270.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$224.70	DUE HOA/CONDO*	\$25,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 8%	\$5,992.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$10,725.00	TOTAL COSTS	\$41,941.70

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$116,841.70	PROFIT	\$61,158.30
PORCENTUAL PROFIT	52.34%	CAP RATE	16.30%

COMMENTS

4242 NW 2nd St APT 906, Miami, FL is a condo home that contains 715 sq ft and was built in 2006. It contains 1 bedroom and 1 bathroom. This home last sold for \$173,700 in December 2006.

The Zestimate for this house is \$184,919, which has decreased by \$1,950 in the last 30 days. The Rent Zestimate for this home is \$1,550/mo, which has increased by \$50/mo in the last 30 days. The property tax in 2017 was \$2,298. The tax assessment in 2017 was \$98,078, an increase of 10.0% over the previous year.

LIEN WITH THE ASSOCIATION FOUND * THE ESTIMATED IS SUBJECT TO NEGOTIATION.