

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

PROPERTY DESCRIPTION

OWNER'S NAME	ELI TERAN
PROPERTY ADDRESS	7340 NW 114 AVE 103 DORAL 33178
FOLIO #	35-3018-035-0250
FORECLOSURE CASE #	13012652CA01
SALE DATE	9/29/2014
LIVING AREA	1,109
LAYOUT	3/2
MAP	https://goo.gl/maps/k9Sqa
COMMUNITY/COMPLEX	PALMS GARDEN



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$195,000.00	MAXIMUM BIT	\$414,787.10
FINAL JUGDMENT	\$414,787.10	MARKET VALUE	\$230,000.00
RENT AMOUNT	\$1,860.00	MONTHLY HOA	\$360.00

PROPERTY'S ENCUMBRANCES/COSTS

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$42,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$11,700.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$53,950.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$248,950.00	PROFIT	-\$18,950.00
PORCENTUAL PROFIT	-7.61%		

COMMENTS

GORGEOUS APARTMENT IN PALM GARDENS 1ST FLOOR 3 BED 2 BATH A LOT OF AMENITIES.
 Facts: Condo, Built in 2003, HOA Fee: \$360
 Cooling: Central, Heating: Other
 Laundry: In Unit, Parking: Garage - Attached, 2 spaces, Last sold: Dec 2006 for \$337,000, Price/sqft: \$180.
 MLS #: A1998984
 Features: Flooring: Tile