

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

PROPERTY INFORMATION

OWNER'S NAME	DORA MARTINEZ	
PROPERTY ADDRESS	9340 FONTAINBLEAU BLVD W505 MIAMI 33172	
FOLIO #	30-4004-082-0250	
FORECLOSURE CASE #	2019-011811-CA-01	
SALE DATE	1/27/2025	
LIVING AREA	1,245	
LOT AREA	0	
LAYOUT	3/2	
MAP	https://maps.app.goo.gl/WuQsTq7gBhU6zhpq9	
COMMUNITY/COMPLEX	KEYSTONE COURTS	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$284,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$357,297.89	MARKET VALUE	\$368,500.00
RENT AMOUNT	\$2,900.00	MONTHLY HOA	\$278.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,692.00	DUE HOA/CONDO*	\$15,000.00
DUE COUNTY TAXES	<u>\$6,852.00</u>	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$8,520.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$18,675.00	TOTAL COSTS	\$52,739.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$336,739.00	PROFIT	\$31,761.00
PORCENTUAL PROFIT	9.43%		

COMMENTS

9340 Fontainebleau Blvd #W505, Miami, FL 33172 is a apartment home that contains 1,245 sq ft and was built in 2003. It contains 3 bedrooms and 2 bathrooms.

The estimate for this house is \$368,500. The Rent estimate for this home is \$2,900/mo.

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