

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	HUMBERTO LOSISKY
PROPERTY ADDRESS	2950 NE 188 ST 415 AVENTURA 33180
FOLIO #	28-2203-085-0680
FORECLOSURE CASE #	2018-025878-CA-01
SALE DATE	4/8/2019
LIVING AREA	1,214
LAYOUT	1/2
MAP	https://goo.gl/maps/Kh9D5ZMnXZn
COMMUNITY/COMPLEX	ARTECH RESIDENCES AT AVENTURA



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$265,100.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMNT	\$228,901.29	MARKET VALUE	\$350,000.00
RENT AMOUNT	\$2,700.00	MONTHLY HOA	\$950.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,446.30	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$5,256.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$7,953.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$0.00	TOTAL COSTS	\$16,655.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$281,755.30	PROFIT	\$68,244.70
PORCENTUAL PROFIT	24.22%	CAP RATE	5.72%

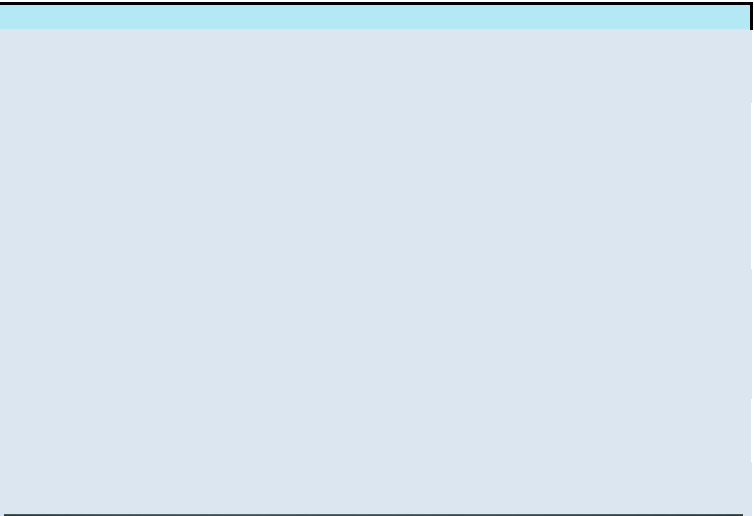
COMMENTS

Beautiful 1/2+Den modern condo featuring High Ceilings, European Style Cabinetry, porcelain floors, Bosch Appliances, Huge terrace. 2 covered parking spaces. Must see! DRASTICALLY REDUCED FOR IMMEDIATE SALE. 1 BED + DEN LUXURY WATERFRONT BUILDING DESIGNED BY CARLOS OTT. UNPARALLELED AMENITIES, SPA, TEENIS COURTS, GYM, MOVIE THEATER, VALET PARKING, CONCIERGE 24HRS, ETC FINISHES WITH PORCELAN FLOORS, CLOSETS AND BLACKOUTS. YOU MUST SEE.
NO LIEN WITH THE ASSOCIATION FOUND * IF ANY, IS SUBJECT TO NEGOTIATION.



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