

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	OMARITZ INVESTMENTS LLC	
<b>PROPERTY ADDRESS</b>	13831 SW 59 ST # 101 MIAMI 33183	
<b>FOLIO #</b>	30-4927-057-0020	
<b>FORECLOSURE CASE #</b>	2014-017962-CA-01	
<b>SALE DATE</b>	7/2/2015	
<b>LIVING AREA</b>	1,189	
<b>LAYOUT</b>	0/0	
<b>MAP</b>	<a href="https://goo.gl/maps/kYrVr">https://goo.gl/maps/kYrVr</a>	
<b>COMMUNITY/COMPLEX</b>	MILLER SQUARE PROF CENTER	

**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	\$131,900.00	<b>PLAINTIFF MAX BIT</b>	HIDDEN
<b>FINAL JUGDMENT</b>	\$320,383.06	<b>MARKET VALUE</b>	\$185,000.00
<b>RENT AMOUNT</b>	\$1,600.00	<b>MONTHLY HOA</b>	\$440.60

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	\$2,374.20	<b>DUE HOA/CONDO*</b>	\$5,000.00
<b>DUE COUNTY TAXES</b>	\$3,001.09	<b>OTHER LIENS</b>	\$0.00
<b>SELLING CLOSING COSTS 3%</b>	\$0.00	<b>AUCTION SERVICE FEE 1.5%</b>	\$1,978.50
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>REPAIRS</b>	\$0.00	<b>TOTAL COSTS</b>	\$12,353.79

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$144,253.79	<b>PROFIT</b>	\$40,746.21
<b>PORCENTUAL PROFIT</b>	28.25%		

**COMMENTS**

This home is located at 13831 SW 59th St Miami, Florida. Office Property  
 Price:N/AUnit Size:1,189 SF Property Type:OfficeProperty Sub-type:Office CondoProperty Use Type: Owner-UserNo.  
 Stories:2 Building, Class:B, Year Built:1985, Last Updatedover 1 year ago  
 Highlights: ■ Conveniently located adjacent to Miller Square Shopping Center ■  
 Description:Miller Square Professional Center is a multi-tenant office building.  
 Located in West Kendall on 59th Street just west of 137th Avenue. There is easy access to Florida's Turnpike and Don Shula Expressway. \*Estimated Past Due HOA debt.