


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

**PROPERTY DESCRIPTION**

OWNER'S NAME	MARGARITA FEBLES	
PROPERTY ADDRESS	4845 NW 107 PSGE DORAL 33178	
FOLIO #	35-3019-018-0260	
FORECLOSURE CASE #	2010-045135-CA-01	
SALE DATE	5/12/2015	
LIVING AREA	1,090	
LAYOUT	2/2	
MAP	<a href="https://goo.gl/maps/ap9pg">https://goo.gl/maps/ap9pg</a>	
COMMUNITY/COMPLEX	SAVANNAH/COSTA BRAVA	

**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$200,200.00	PLAINTIFF MAX BIT	HIDDEN
FINAL JUGDMENT	\$252,405.50	MARKET VALUE	\$260,000.00
RENT AMOUNT	\$1,800.00	MONTHLY HOA	\$180.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$3,603.60	DUE HOA/CONDO*	\$5,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE 6%	\$12,012.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	<b>TOTAL COSTS</b>	<b>\$20,615.60</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$220,815.60	PROFIT	\$39,184.40
PORCENTUAL PROFIT	17.75%		

**COMMENTS**

This 1090 square foot townhome has 2 bedrooms and 2.0 bathrooms. It is located at 4845 NW 107 PSGE, Doral, Florida.  
 Facts: ■ Lot: 1,742 sqft ■ Townhouse ■ Built in 2000 ■ Last sold: Jan 2003 for \$164,000

\*Estimated Past Due HOA debt.