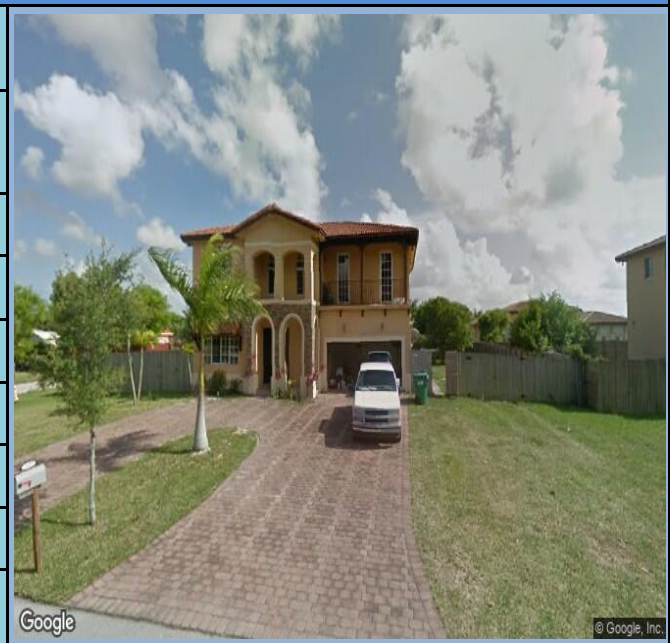


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY GENERAL INFORMATION

OWNER'S NAME	VELMA TUCKER
PROPERTY ADDRESS	12900 SW 196 ST MIAMI 33177
FOLIO #	30-6902-025-1120
FORECLOSURE CASE #	2018-011306-CA-01
SALE DATE	12/10/2018
LIVING AREA	2,612
LAYOUT	5/4
MAP	https://goo.gl/maps/kSfsaS2Xuwm2
COMMUNITY/COMPLEX	RENAISSANCE RANCHES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$350,300.00	PLAINTIF MAX BID	\$352,000.00
FINAL JUGDMENT	\$606,140.13	MARKET VALUE	\$490,000.00
RENT AMOUNT	\$2,500.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,553.90	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$260.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 2%	\$7,006.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$39,180.00	TOTAL COSTS	\$50,999.90

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$401,299.90	PROFIT	\$88,700.10
PORCENTUAL PROFIT	22.10%	CAP RATE	6.30%

COMMENTS

12900 SW 196th St is a house in Miami, FL 33177. This 2,612 square foot house sits on a 0.31 acre lot and features 5 bedrooms and 4 bathrooms. NO LIEN WITH THE CITY FOUND * IF ANY, IS SUBJECT TO NEGOTIATION.