

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	UNLIMITED TURBOS INC	
<b>PROPERTY ADDRESS</b>	2950 W 84 ST 103 HIALEAH 33018	
<b>FOLIO #</b>	04-2028-091-0030	
<b>FORECLOSURE CASE #</b>	2014-021892-CA-01	
<b>SALE DATE</b>	4/17/2015	
<b>LIVING AREA</b>	1,200	
<b>LAYOUT</b>	0/1	
<b>MAP</b>	<a href="https://goo.gl/maps/yywew">https://goo.gl/maps/yywew</a>	
<b>COMMUNITY/COMPLEX</b>	GARDEN VILLA COMMERCIAL PRK	

**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	\$115,000.00	<b>MAXIMUM BIT</b>	\$112,766.54
<b>FINAL JUGDMNT</b>	\$112,766.50	<b>MARKET VALUE</b>	\$152,000.00
<b>RENT AMOUNT</b>	\$1,100.00	<b>MONTHLY HOA</b>	\$165.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>LEGAL FEES</b>	\$250.00	<b>DUE HOA/CONDO*</b>	\$7,500.00
<b>DUE COUNTY TAXES</b>	\$1,651.81	<b>OTHER LIENS</b>	
<b>SELLING CLOSING COSTS 3%</b>	\$0.00	<b>AUCTION SERVICE FEE 3%</b>	\$3,450.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>REPAIRS</b>	\$2,000.00	<b>TOTAL COSTS</b>	\$14,851.81

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$129,851.81	<b>PROFIT</b>	\$22,148.19
<b>PORCENTUAL PROFIT</b>	17.06%		

**COMMENTS**

Excellent Office/Warehouse Condo on I-75 Frontage Rd. 1,200 SF with Small Office, ADA Bathroom and large open warehouse area. 24' High Ceilings, Twin Tee Roof, 3-Phase Electric, LOW Maint Fee \$165/mth includes; Insurnace, Garbage, All exterior, Roof and landscaping. see this great investment. \*\*\*RENT FOR \$1000/MTH  
 Facts: ■ Condo ■ Built in 2002