

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

PROPERTY DESCRIPTION

OWNER'S NAME	ALEJANDRO MARQUEZ
PROPERTY ADDRESS	3680 OAKS AVE 7 MIAMI FL 33133
FOLIO #	01-4121-279-0070
FORECLOSURE CASE #	2012-037915-CA-01
SALE DATE	12/9/2015
LIVING AREA	419
LAYOUT	1/1
MAP	https://goo.gl/maps/i2SgXrkadkm
COMMUNITY/COMPLEX	DOUGLAS OAKS CONDO



PROPERTY'S ENCUMBRANCES/COSTS

AUCTION PURCHASE PRICE	\$55,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$110,821.00	MARKET VALUE	\$100,000.00
RENT AMOUNT	\$1,150.00	MONTHLY HOA	\$161.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$1,540.00	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$1,113.38	OTHER LIENS	\$300.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$3,306.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$3,000.00	TOTAL COSTS	\$16,759.38

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$71,859.38	PROFIT	\$28,140.62
PORCENTUAL PROFIT	39.16%		

COMMENTS

This 419 square foot condo home has 1 bedrooms and 1.0 bathrooms. It is located at 3680 Oak Ave Miami, Florida.
 Facts: ■Condo ■Built in 1957 ■Last sold: Jun 2008 for \$105,000

*Estimated Past Due HOA debt.