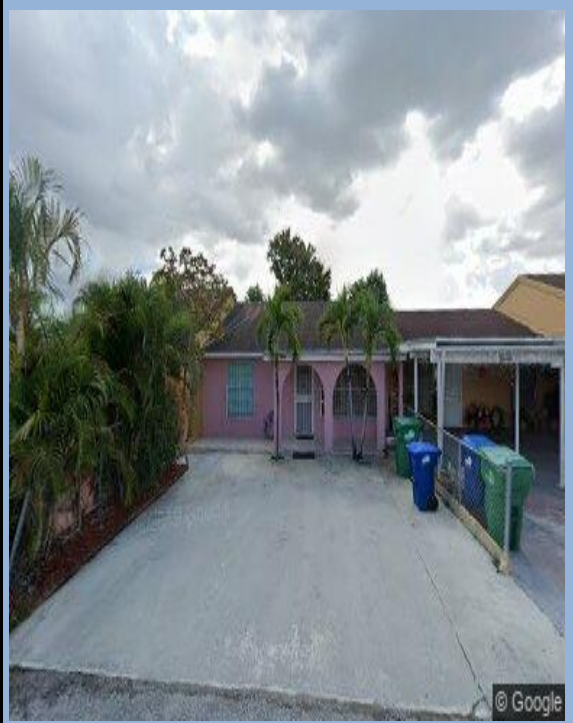


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY INFORMATION

OWNER'S NAME	VALDES ALICIA
PROPERTY ADDRESS	18702 NW 46 AVE MIAMI GARDENS 33055
FOLIO #	34-2105-016-1090
FORECLOSURE CASE #	2019-013061-CA-01
SALE DATE	10/25/2021
LIVING AREA	910
LOT AREA	3,150
LAYOUT	2/1
MAP	https://goo.gl/maps/fmw1pGshG-PbrWjqK7
COMMUNITY/COMPLEX	KINGS GARDENS



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$198,800.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$168,986.00	MARKET VALUE	\$215,000.00
RENT AMOUNT	\$2,000.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,584.40	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 4%	\$7,952.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$13,650.00	TOTAL COSTS	\$24,186.40

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$222,986.40	PROFIT	-\$7,986.40
PORCENTUAL PROFIT	-3.58%		

COMMENTS

This 910 square foot townhome home has 2 bedrooms and 1.0 bathrooms. This home is located at 18702 NW 46th Ave, Opa Locka, FL 33055.

NO LIENS WITH THE CITY HAVE BEEN FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.