

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

PROPERTY INFORMATION

OWNER'S NAME	LIFE WEALTH MANAGEMENT
PROPERTY ADDRESS	3301 NE 183 ST 2509 AVENTURA
	33160
FOLIO #	28-2203-083-2170
FORECLOSURE CASE #	2020-012253-CA-01
SALE DATE	10/12/2021
LIVING AREA	3,073
LOT AREA	0
LAYOUT	3/3.5
MAP	https://goo.gl/maps/DeM1yZ9eQha4GNXz9
COMMUNITY/COMPLEX	THE PENINSULA



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$895,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$815,413.99	MARKET VALUE	\$1,220,000.00
RENT AMOUNT	\$8,000.00	MONTHLY HOA	\$2,200.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$11,636.30	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$35,246.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$53,706.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$46,095.00	TOTAL COSTS	\$146,683.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$1,041,783.30	PROFIT	\$178,216.70
PORCENTUAL PROFIT	17.11%		

COMMENTS

This 3073 square foot condo has 3 bedrooms and 3.5 bathrooms. This home is located at 3301 NE 183rd St UNIT 2509, North Miami Beach, FL 33160. it has 2 parking spaces.

LIEN WITH THE ASSOCIATION FOUND, SUCH AMOUNTS ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.

