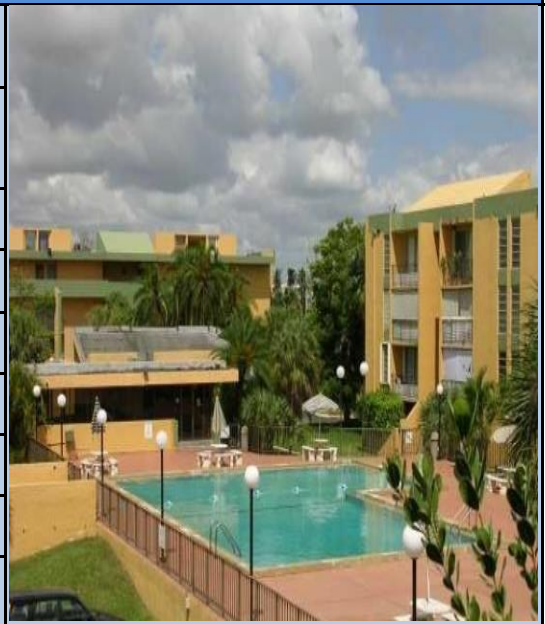


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALISYS

PROPERTY DESCRIPTION

OWNER'S NAME	EMMANUEL BASTOS
PROPERTY ADDRESS	110 FONTAINEBLEAU BLVD 310 MIAMI 33172
FOLIO #	30-4004-051-1980
FORECLOSURE CASE #	2012-033198-CA-01
SALE DATE	10/7/2015
LIVING AREA	900
LAYOUT	2/1.5
MAP	
COMMUNITY/COMPLEX	THE GREENS AT FONTAINEBLEAU



AUCTION PURCHASE PRICE	\$85,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$187,880.00	MARKET VALUE	\$122,000.00
RENT AMOUNT	\$1,450.00	MONTHLY HOA	\$175.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$1,700.00	DUE HOA/CONDO*	\$1,250.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$2,440.00	AUCTION SERVICE FEE 2.25%	\$5,100.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$6,100.00
REPAIRS	\$7,500.00	TOTAL COSTS	\$24,090.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$109,090.00	PROFIT	\$12,910.00
PORCENTUAL PROFIT	11.83%		

COMMENTS

This 900 square foot condo home has 2 bedrooms and 1.0 bathrooms. It is located at 110 Fontainebleau Blvd Miami, Florida.
 Facts: ■ Condo ■ Built in 1972

*Confirmed Past Due HOA debt.