

PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS			
PROPERTY INFORMATION			
OWNER'S NAME	HERNANDEZ WALKIRIA		
PROPERTY ADDRESS	325 SW 67 CT MIAMI 33144		
FOLIO #	01-4001-005-2920		
FORECLOSURE CASE #	2023-027992-CA-01		
SALE DATE	9/15/2025		
LIVING AREA	2,057		
LOT AREA	6,650		
LAYOUT	3/2		
MAP	https://maps.app.goo.gl/mkPq1JxcXkUXaWwXA		
COMMUNITY/COMPLEX	FAIRLAWN		
PROPERTY VALUE			
AUCTION PURCHASE PRICE	\$461,600.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$454,314.12	MARKET VALUE	\$635,000.00
RENT AMOUNT	\$2,400.00	MONTHLY HOA	\$0.00
PROPERTY'S ENCUMBRANCES/COSTS			
COURT FEES	\$10,155.20	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$0.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$27,696.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$30X SQ FT	\$61,710.00	TOTAL COSTS	\$99,561.20
INVESTMENT PROCEEDS			
TOTAL INVESTMENT	\$561,161.20	PROFIT	\$73,838.80
PORCENTUAL PROFIT	13.16%		
COMMENTS			
This 2,057 square foot Duplex home has 3 bedrooms and 2.0 bathrooms. This home is located at 325 SW 67th Ct, Miami, FL 33144.			
POSSIBLE VIOLATION WITH THE CITY, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.			