

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

**PROPERTY GENERAL INFORMATION**

OWNER'S NAME	SAMMY STEVENSON
PROPERTY ADDRESS	725 NW 200 ST MIAMI GARDENS 33169
FOLIO #	34-1135-004-0370
FORECLOSURE CASE #	2017-017490-CA-01
SALE DATE	11/25/2019
LIVING AREA	1,440
LAYOUT	3/1
MAP	<a href="https://goo.gl/maps/opvjouhaxd9EUUjq5">https://goo.gl/maps/opvjouhaxd9EUUjq5</a>
COMMUNITY/COMPLEX	SIERRA MIRADA



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$198,200.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMENT	\$425,516.06	MARKET VALUE	\$288,000.00
RENT AMOUNT	\$3,000.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$2,576.60	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$4,276.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$11,892.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$14,400.00	TOTAL COSTS	\$33,144.60

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$231,344.60	PROFIT	\$56,655.40
PORCENTUAL PROFIT	24.49%	CAP RATE	7.30%

**COMMENTS**

See all this property has to offer. This is an opportunity for an investor, this house has 3 bedrooms 1 bathrooms. Original CBS construction, no additions. Large lot. NO LIEN WITH THE CITY FOUND \* IF ANY, IS SUBJECT TO NEGOTIATION.  
 Bedrooms and bathrooms  
 Bedrooms: 3  
 Bathrooms: 1