

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

PROPERTY INFORMATION

OWNER'S NAME	1040 NE 141 ST LLC	
PROPERTY ADDRESS	1040 NE 141 ST NORTH MIAMI 33161	
FOLIO #	06-2219-015-2610	
FORECLOSURE CASE #	2020-008204-CA-01	
SALE DATE	4/26/2021	
LIVING AREA	1,953	
LOT AREA	10,500	
LAYOUT	4/2	
MAP	https://goo.gl/maps/QBNbjUh4tr1EaSm38	
COMMUNITY/COMPLEX	BISCAINE HIGHLANDS	

PROPERTY VALUE

MAXIMUM AUCTION PURCHASE PRICE	\$253,500.00	MAXIMUM BID	HIDDEN
FINAL JUDGMENT	\$255,194.00	MARKET VALUE	\$372,000.00
RENT AMOUNT	\$4,000.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$5,070.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$15,910.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$15,210.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$29,295.00	TOTAL COSTS	\$65,485.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$318,985.00	PROFIT	\$53,015.00
PORCENTUAL PROFIT	16.62%		

COMMENTS

This 1953 square foot single family home has 4 bedrooms and 2.0 bathrooms. This home is located at 1040 NE 141st St, Miami, FL 33161. This is a great income property home in the heart of Miami very large 4/2 square footage 1,953 currently rented 1 unit at 1,600 monthly. There are 2 additional 1 bedroom units that can be rented for 1,600 ea.
NO LIENS WITH THE CITY FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.