

PROPERTY PURCHASE AT BROWARD AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY INFORMATION

OWNER'S NAME	REYNALDO DE LOS REYES	
PROPERTY ADDRESS	10901 N KENDALL DR 101 MIAMI 33176	
FOLIO #	30-4031-007-0010	
FORECLOSURE CASE #	2023-025521-CA-01	
SALE DATE	7/22/2024	
LIVING AREA	1,020	
LOT AREA	0	
LAYOUT	2/2	
MAP	https://maps.app.goo.gl/JeuW5S7L6CrbHYoL8	
COMMUNITY/COMPLEX	CASTLE APARTMENTS	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$255,700.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$252,575.83	MARKET VALUE	\$317,000.00
RENT AMOUNT	\$2,000.00	MONTHLY HOA	\$400.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$5,625.40	DUE HOA/CONDO*	<u>\$10,000.00</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%	\$15,342.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$20,400.00	TOTAL COSTS	\$51,367.40

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$307,067.40	PROFIT	\$9,932.60
PORCENTUAL PROFIT	3.23%	CAP RATE	7.20%

COMMENTS

This 1020 square foot condo home has 2 bedrooms and 2.0 bathrooms. This home is located at 10901 N Kendall Dr #101, Miami, FL 33176.

LIEN & DEBT WITH THE ASSOCIATION IN THE APROXIMATE AMOUNT OF \$10,000 HAS BEEN FOUND, SUCH AMOUNTS ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.