

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	CARLOS PARRA
PROPERTY ADDRESS	7230 NW 114 AVE 204 DORAL 33178
FOLIO #	35-3018-035-1200
FORECLOSURE CASE #	12035426CA01
SALE DATE	9/22/2014
LIVING AREA	910
LAYOUT	2/2
MAP	<a href="https://goo.gl/maps/F88ma">https://goo.gl/maps/F88ma</a>
COMMUNITY/COMPLEX	PALMS GARDEN



**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$170,800.00	MAXIMUM BIT	\$282,767.40
FINAL JUGDMENT	\$282,767.40	MARKET VALUE	\$224,000.00
RENT AMOUNT	\$1,500.00	MONTHLY HOA	\$320.00

**PROPERTY'S ENCUMBRANCES/COSTS**

LEGAL FEES	\$250.00	DUE HOA/CONDO*	\$1,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$0.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$2,500.00	<b>TOTAL COSTS</b>	<b>\$3,750.00</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$174,550.00	PROFIT	\$49,450.00
PORCENTUAL PROFIT	28.33%	CAP RATE	6.20%

**COMMENTS**

Excellent 2 Bed 2 bath all tile in palm Gardens, Pool , gym, close to turnpike and A+ schools,  
Facts: Parking: None, 0 space, Multi Family.