

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

PROPERTY DESCRIPTION

OWNER'S NAME	ODALIS GUEVARA
PROPERTY ADDRESS	905 NW 82 AVE 214-B MIAMI 33126
FOLIO #	30-3053-112-0300
FORECLOSURE CASE #	2012-000572-CA-01
SALE DATE	5/11/2015
LIVING AREA	1,200
LAYOUT	2/2.5
MAP	https://goo.gl/maps/kox54
COMMUNITY/COMPLEX	MYSTIC PLACE



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$116,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$233,049.20	MARKET VALUE	\$145,000.00
RENT AMOUNT	\$1,550.00	MONTHLY HOA	\$175.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,320.00	DUE HOA/CONDO*	\$7,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE 6%	\$6,960.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$16,780.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$132,780.00	PROFIT	\$12,220.00
PORCENTUAL PROFIT	9.20%		

COMMENTS

CENTRALLY LOCATED, LARGE TOWNHOUSE IN GATED COMMUNITY. TILED THROUGHOUT. CLOSE TO MALLS AND EXPRESS WAY

Facts ■ Townhouse ■ Built in 1998 ■ Last sold: Nov 2004 for \$165,000

Other: ■ Floor size: 1,200 sqft ■ Last remodel year: 1998 ■ Parcel #: 3030531120300

***Estimated Past Due HOA debt.**