

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

PROPERTY DESCRIPTION

OWNER'S NAME	WELLS ANITA
PROPERTY ADDRESS	7430 MIAMI LAKES DR #E-208 MIAMI LAKES 33014
FOLIO #	32-2023-029-1130
FORECLOSURE CASE #	2015-004349-CA-01
SALE DATE	1/26/2016
LIVING AREA	770
LAYOUT	1/1
MAP	https://goo.gl/maps/xcWJDZ7zHHU 2
COMMUNITY/COMPLEX	VILLAS OF MIAMI LAKES



AUCTION PURCHASE PRICE	\$82,000.00	MAXIMUM BIT	\$80,000.00
FINAL JUGDMENT	\$80,000.00	MARKET VALUE	\$139,000.00
RENT AMOUNT	\$1,250.00	MONTHLY HOA	\$180.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$1,640.00	DUE HOA/CONDO*	<u>\$1,500.00</u>
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$4,920.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$15,400.00	TOTAL COSTS	\$23,460.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$105,460.00	PROFIT	\$33,540.00
PORCENTUAL PROFIT	31.80%		

COMMENTS

This gorgeous Condo located at The Villas of Miami Lakes Condo features 1bed/1bath very spacious and beautiful, amenities: Clubhouse & Pool, Gym & Tennis Court.

Facts: ■ Condo ■ Built in 1967 ■ Cooling: Central ■ Last sold: Feb 2000 for \$69,200

Features ■ Flooring: Tile ■ Bedroom ■ Full Bath ■ Parking Type: Garage

Other ■ Floor size: 770 sqft ■ Last remodel year: 1967 ■ Parcel #: 3220230291130 ■ Unit floor #: 2

*Confirmed Past Due HOA debt.

