PROPERTY INFORMATION OWNER'S NAME SCHWALB, SEAN NATAN 665 NE 117 5T BISCAYNE PARK, FL 565 NE 117 5T BISCAYNE PARK, FL 5161 FOLIO # 17-2231-004-0230 707 FORECLOSURE CASE # 2023-018615-CA-01 707 SALE DATE 11/27/2023 11/107 LOT AREA 2,460 707 LOT AREA 10,800 72 LAYOUT 3/2 71 MAP WMNEDGofGp9 72 COMMUNITY/COMPLEX GRIFFIN BISCAYNE PARK ESTS PROPERTY VALUE \$574,379.00 FINAL JUDGMENT \$892,324.62 MARKET VALUE STIMATED AUCTION PURCHASE PRICE \$751,100.00 ASSESSED VALUE \$674,379.00 FINAL JUDGMENT \$892,324.62 MARKET VALUE \$1,240,000.00 PROPERTY'S ENCUMBRANCES/COSTS 000 90.00 90.00 DUE COUNTY TAXES \$48,131.00 OTHER LIENS \$0.00 SELLING CLOSING COSTS 1.3% \$0.00 AUCTION SERVICE FEE 5% \$37,555.00 FEDERAL TAXES/LIENS \$0.00 SALE COMMISSIONS \$0.00 REPAIRS \$20	PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS				
665 NE 117 ST BISCAYNE PARK, FL PROPERTY ADDRESS 33161 FOLIO # 17-2231-004-0230 FORECLOSURE CASE # 2023-018615-CA-01 SALE DATE 11/27/2023 LIVING AREA 2,460 LOT AREA 10,800 LAYOUT 3/2 MAP WMNCDGofGp9 COMMUNITY/COMPLEX GRIFFIN BISCAYNE PARK ESTS PROPERTY VALUE ESTIMATED AUCTION PURCHASE PRICE S751,100.00 ASSESSED VALUE S674,379.00 FINAL JUDGMENT \$892,324.62 MARKET VALUE S114,00,00 RENT AMOUNT \$8,000.00 MONTHLY HOA \$0.00 PROPERTY'S ENCUMBRANCES/COSTS COURT FEES \$16,524.20 DUE HOA/CONDO* \$0.00 S0.00 AUCTION SERVICE FEE 5% \$37,555.00 \$20.00 SELLING CLOSING COSTS 1.3% \$0.00 REPAIRS \$20X SQ FT \$49,200.00 TOTAL LINVEST	PROPERTY INFORMATION				
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INVESTMENT PROCEEDS TOTAL INVESTMENT \$902,510.20 PROFIT \$337,489.80					
TOTAL INVESTMENT \$902,510.20 PROFIT \$337,489.80	REPAIRS \$20X SQ FT			\$151,410.20	
	INVESTMENT PROCEEDS				
	TOTAL INVESTMENT	\$902,510.20	PROFIT	\$337,489.80	
PORCENTUAL PROFIT 37.39%	PORCENTUAL PROFIT	37.39%			
COMMENTS just listed in the lovely desired neighborhood of biscayne park! this open house has gone under extensive renovation					

just listed in the lovely desired neighborhood of biscayne park! this open house has gone under extensive renovations, owner had to leave the country, missing about 20% to be finished. finish this house for around \$40,000 and save \$200,000-\$300,000 in value!! Only missing stucco, windows, fixtures and minor finishes. Add a pool and its a \$1,800,000 house! Our loss is your gain. come see it today! 4 bedrooms, 3 baths with a garage on a 10,000 sqft lot!!! must see in real life to understand.

NO LIENS OR VIOLATIONS WITH THE CITY FOUND, IF ANY, SUCH AMOUNTS ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.

