

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

PROPERTY INFORMATION

OWNER'S NAME	SCHWALB, SEAN NATAN
PROPERTY ADDRESS	665 NE 117 ST BISCAYNE PARK, FL 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	https://maps.app.goo.gl/Dg5k4vwMNcDGofGp9
COMMUNITY/COMPLEX	GRIFFIN BISCAYNE PARK ESTS



PROPERTY VALUE

ESTIMATED AUCTION PURCHASE PRICE	\$751,100.00	ASSESSED VALUE	\$674,379.00
FINAL JUDGMENT	\$892,324.62	MARKET VALUE	\$1,240,000.00
RENT AMOUNT	\$8,000.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$16,524.20	DUE HOA/CONDO*	\$0.00
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 \$20X SQ FT	\$49,200.00	TOTAL COSTS	\$151,410.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$902,510.20	PROFIT	\$337,489.80
PORCENTUAL PROFIT	37.39%		

COMMENTS

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.

