

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

PROPERTY DESCRIPTION

OWNER'S NAME	LOURDES ABASCAL
PROPERTY ADDRESS	9051 SW 1141 PL # 9051 BLDG 28 MIAMI 33186
FOLIO #	30-5903-048-3170
FORECLOSURE CASE #	2014-025925-CA-01
SALE DATE	12/8/2015
LIVING AREA	1,224
LAYOUT	2/2
MAP	https://goo.gl/maps/vMtPIW8aSTR
COMMUNITY/COMPLEX	PARC VISTA CONDO



AUCTION PURCHASE PRICE	\$121,300.00	MAXIMUM BIT	\$110,000.00
FINAL JUGDMNT	\$135,086.00	MARKET VALUE	\$154,000.00
RENT AMOUNT	\$1,500.00	MONTHLY HOA	\$322.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,426.00	DUE HOA/CONDO*	\$1,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$4,852.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$0.00	TOTAL COSTS	\$8,778.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$130,078.00	PROFIT	\$23,922.00
PORCENTUAL PROFIT	18.39%		

COMMENTS

This 1224 square foot condo home has 2 bedrooms and 2.0 bathrooms. It is located at 9051 SW 141st Pl Miami, Florida.
Facts: Condo Built in 1987 HOA Fee: \$322/mo Cooling: Central Heating: Forced air
 Laundry: In Unit Last sold: May 2004 for \$161,700
Features: Basketball Court Flooring: Hardwood, Tile Garden Patio Porch

*Estimated Past Due HOA debt.