

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

PROPERTY INFORMATION

OWNER'S NAME	GADEA GABRIEL	
PROPERTY ADDRESS	2950 NE 188 ST 119 AVENTURA 33180	
FOLIO #	28-2203-085-0850	
FORECLOSURE CASE #	2019-012637-CA-01	
SALE DATE	8/30/2021	
LIVING AREA	1,663	
LOT AREA	0	
LAYOUT	2/3	
MAP	https://goo.gl/maps/gphs9BrCwzXCbrPC6	
COMMUNITY/COMPLEX	ARTECH RESIDENCES AT AVENTURA	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$436,400.00	MAXIMUM BID	HIDDEN
FINAL JUDGMENT	\$372,181.87	MARKET VALUE	\$535,000.00
RENT AMOUNT	\$3,300.00	MONTHLY HOA	\$1,238.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$8,728.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$13,092.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$8,315.00	TOTAL COSTS	\$30,135.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$466,535.00	PROFIT	\$68,465.00
PORCENTUAL PROFIT	14.68%		

COMMENTS

This unit is a great opportunity to flip for potential profit or rent out for long-term income. This 1,663 square feet condo features 2 beds and 3 baths. It is located in the Artech of Aventura.

LIEN WITH THE ASSOCIATION FOUND, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.

