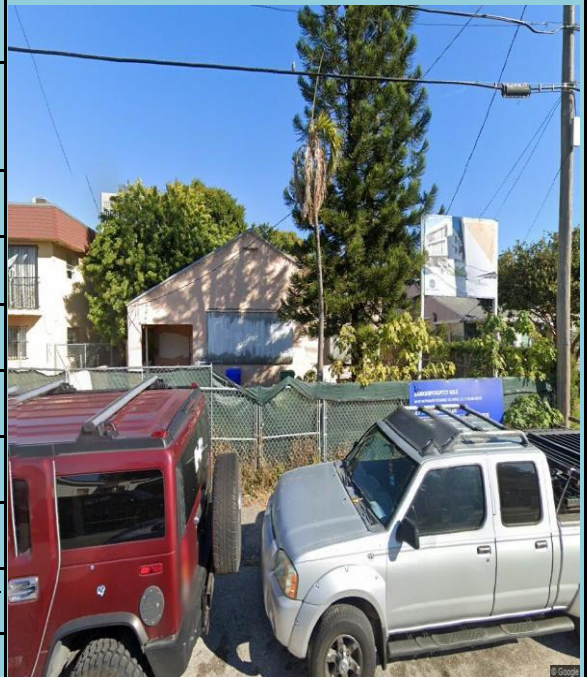


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY INFORMATION

OWNER'S NAME	LA ELAINA DOS LLC
PROPERTY ADDRESS	2537 SW 10 ST MIAMI 33135
FOLIO #	01-4110-009-0251
FORECLOSURE CASE #	2020-017029-CA-01
SALE DATE	6/28/2021
LIVING AREA	882
LOT AREA	5,401
LAYOUT	2/2
MAP	https://goo.gl/maps/RXYVs8fxSLzPp2px9
COMMUNITY/COMPLEX	HAZEL PARK



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$219,300.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$319,400.00	MARKET VALUE	\$380,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,824.60	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 2%	\$0.00	AUCTION SERVICE FEE 4%	\$8,772.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$25X SQ FT	\$22,050.00	TOTAL COSTS	\$35,646.60

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$254,946.60	PROFIT	\$125,053.40
PORCENTUAL PROFIT	49.05%		

COMMENTS

This foreclosure investment property is a great opportunity to rehab, upgrade and flip for potential profit or rent out for long-term income. This 882 square feet property features 2 beds and 2 baths.

NO LIEN WITH THE CITY HAS BEEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.