

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	RICARDO MONTIEL	
<b>PROPERTY ADDRESS</b>	3401 SW 9 TER 2A MIAMI 33135	
<b>FOLIO #</b>	01-4109-057-2020	
<b>FORECLOSURE CASE #</b>	2012-000577-CA-01	
<b>SALE DATE</b>	6/26/2015	
<b>LIVING AREA</b>	725	
<b>LAYOUT</b>	2/1	
<b>MAP</b>	<a href="https://goo.gl/maps/Qz1Er">https://goo.gl/maps/Qz1Er</a>	
<b>COMMUNITY/COMPLEX</b>	CORAL GARDENS CONDO	

**PROPERTY VALUE**

<b>ESTIMATED AUCTION PURCHASE PRICE</b>	\$83,600.00	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	\$132,686.50	<b>MARKET VALUE</b>	<b>\$120,000</b>
<b>RENT AMOUNT</b>	\$1,300.00	<b>MONTHLY HOA</b>	<b>\$150.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	\$2,006.40	<b>DUE HOA/CONDO*</b>	<b>\$3,800.00</b>
<b>DUE COUNTY TAXES</b>	\$0.00	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 3%</b>	\$0.00	<b>AUCTION SERVICE FEE 6%</b>	<b>\$5,016.00</b>
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS</b>	\$5,000.00	<b>TOTAL COSTS</b>	<b>\$15,822.40</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$99,422.40	<b>PROFIT</b>	<b>\$20,577.60</b>
<b>PORCENTUAL PROFIT</b>	20.70%		

**COMMENTS**

Facts: ■ Condo ■ Built in 1949 ■ Last sold: May 2005 for \$130,000  
 Other ■ Floor size: 725 sqft

\*Estimated Past Due HOA debt.