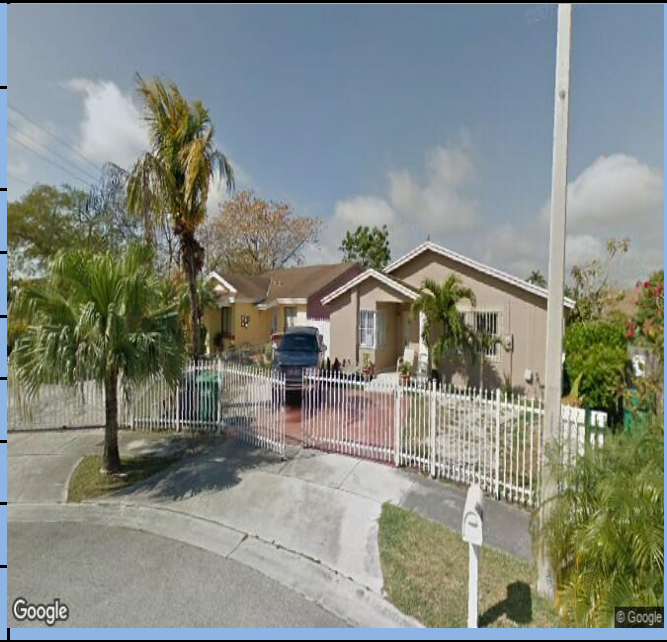


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY GENERAL INFORMATION

OWNER'S NAME	CARLOS FERNANDEZ
PROPERTY ADDRESS	19354 SW 120 AVE MIAMI 33177
FOLIO #	30-6901-026-0210
FORECLOSURE CASE #	2015-022484-CA-01
SALE DATE	12/11/2019
LIVING AREA	1,298
LAYOUT	3/2
MAP	https://goo.gl/maps/NV7pv7zLK3Y2qckeA
COMMUNITY/COMPLEX	LIME GROVE ESTATES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$241,600.00	PLAINTIF MAX BID	HIDDEN
FINAL JUGDMENT	\$488,317.39	MARKET VALUE	\$321,000.00
RENT AMOUNT	\$1,950.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$3,140.80	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$14,496.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$12,980.00	TOTAL COSTS	\$30,616.80

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$272,216.80	PROFIT	\$48,783.20
PORCENTUAL PROFIT	17.92%	CAP RATE	8.20%

COMMENTS

SThis single-family home is located at 19354 SW 120th Ave, Miami, FL. 19354 SW 120th Ave is in Miami, FL and in ZIP code 33177. This property has 3 bedrooms, 2 bathrooms and approximately 1,098 sqft of floor space. This property has a lot size of 4,989 sqft and was built in 1984. NO LIEN WITH THE CITY FOUND * IF ANY, IS SUBJECT TO NEGOTIATION.