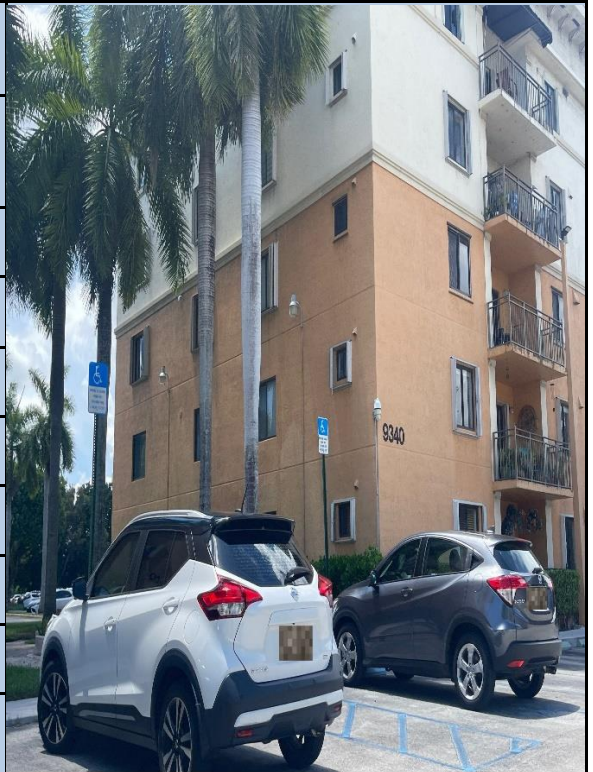


**PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS**

**PROPERTY INFORMATION**

<b>OWNER'S NAME</b>	<b>GRANT VREELAND</b>
<b>PROPERTY ADDRESS</b>	<b>9340 FONTAINBLEAU BLVD W306 MIAMI 33172</b>
<b>FOLIO #</b>	<b>30-4004-082-0280</b>
<b>FORECLOSURE CASE #</b>	<b>2019-012185-CA-01</b>
<b>SALE DATE</b>	<b>11/28/2022</b>
<b>LIVING AREA</b>	<b>1,208</b>
<b>LOT AREA</b>	<b>0</b>
<b>LAYOUT</b>	<b>3/2</b>
<b>MAP</b>	<b><u>1EoMQgX9</u></b>
<b>COMMUNITY/COMPLEX</b>	<b>KEYSTONE COURTS</b>



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$273,200.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$283,547.94</b>	<b>MARKET VALUE</b>	<b>\$350,000.00</b>
<b>RENT AMOUNT</b>	<b>\$2,800.00</b>	<b>MONTHLY HOA</b>	<b>\$278.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$3,551.60</b>	<b>DUE HOA/CONDO*</b>	<b>\$7,500.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$3,307.00</b>	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 2%</b>	<b>\$5,464.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$15X SQ FT</b>	<b>\$18,120.00</b>	<b>TOTAL COSTS</b>	<b>\$37,942.60</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$311,142.60</b>	<b>PROFIT</b>	<b>\$38,857.40</b>
<b>PORCENTUAL PROFIT</b>	<b>12.49%</b>		

**COMMENTS**

9340 Fontainebleau Blvd #W306, Miami, FL 33172 is a apartment home that contains 1,208 sq ft and was built in 2003. It contains 3 bedrooms and 2 bathrooms.

The estimate for this house is \$341,200. The Rent estimate for this home is \$2,799/mo.

**NO LIENS WITH THE ASSOCIATION HAS BEEN FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.**