

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

PROPERTY DESCRIPTION

OWNER'S NAME	MAYLEN GARRIDO	
PROPERTY ADDRESS	1304 SOROLLA AVE CORAL GABLES 33134	
FOLIO #	03-4107-016-2340	
FORECLOSURE CASE #	2013-029637-CA-01	
SALE DATE	10/23/2017	
LIVING AREA	1,971	
LAYOUT	3/2	
MAP	https://goo.gl/maps/oQSdks7XyRz	
COMMUNITY/COMPLEX	CORAL GABLES	

AUCTION PURCHASE PRICE	\$545,800.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$389,833.34	MARKET VALUE	\$785,000.00
RENT AMOUNT	\$7,550.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$600.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 2.5%	\$13,645.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$19,710.00	TOTAL COSTS	\$33,955.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$579,755.00	PROFIT	\$205,245.00
PERCENTUAL PROFIT	35.40%		

COMMENTS

BEAUTIFUL ONE STORY THREE BEDROOM/TWO BATH RESIDENCE IN SOUGHT AFTER SOROLLA AVENUE. THIS HOME BOASTS OF WOOD FLOORS, FIREPLACE, LARGE FAMILY ROOM AND COVERED PORCH OVERLOOKING LUSH TROPICAL GARDEN!!! ONE CAR GARAGE. Taxes: \$6,592.00.
 FACTS: Lot: 7,492 sqft, Single Family, Built in 1940, Cooling: Central, Heating: Forced air, Last sold: May 2004 for \$550,000
 FEATURES: Fenced Yard, Flooring: Hardwood, Tile, Parking: 1 space
NO LIEN FROM THE CITY FOUND, *IF ANY SUBJECT TO NEGOTIATION.

