

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

**PROPERTY GENERAL INFORMATION**

OWNER'S NAME	ECO HOUSING DEVELOPMENTS	
PROPERTY ADDRESS	246 NW 82 TER MIAMI 33150	
FOLIO #	30-3112-023-0640	
FORECLOSURE CASE #	2018-005075-CA-01	
SALE DATE	9/12/2018	
LIVING AREA	1,903	
LAYOUT	4/3	
MAP	<a href="https://goo.gl/maps/kBzytwY2MJ12">https://goo.gl/maps/kBzytwY2MJ12</a>	
COMMUNITY/COMPLEX	WEST LITTLE RIVER	

**PROPERTY VALUE**

AUCTION PURCHASE PRICE	\$105,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$148,611.00	MARKET VALUE	\$278,000.00
RENT AMOUNT	\$1,865.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$2,415.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$2,927.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$6,300.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$38,060.00	TOTAL COSTS	\$49,702.00

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$154,702.00	PROFIT	\$123,298.00
PORCENTUAL PROFIT	79.70%	CAP RATE	9.30%

**COMMENTS**

This originally 1,903 square foot single family house has 4 bedrooms and 3 bathroom. It is located at 246 NW 82 TER MIAMI 33150. West Little River Area

FACTS: Single Family House, Built in 1958

FEATURES, Floor size: 1,903 sqft, Lot size: 5,550 sqft.

NO LIEN WITH THE COUNTY FOUND \*IF ANY SUBJECT TO NEGOTIATION.