

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

PROPERTY GENERAL INFORMATION

OWNER'S NAME	WILLIAM ROUNDTREE
PROPERTY ADDRESS	14421 NW 13 RD MIAMI 33167
FOLIO #	30-2130-024-0110
FORECLOSURE CASE #	2012-012185-CA-01
SALE DATE	1/15/2019
LIVING AREA	2,433
LAYOUT	3/2
MAP	https://goo.gl/maps/86Y8Ya4857w
COMMUNITY/COMPLEX	GOLDEN GLADES PARK



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$199,800.00	PLAINTIF MAX BID	\$199,700.00
FINAL JUGDMENT	\$373,172.00	MARKET VALUE	\$310,000.00
RENT AMOUNT	\$2,500.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,597.40	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$260.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 2%	\$3,996.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$36,495.00	TOTAL COSTS	\$43,348.40

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$243,148.40	PROFIT	\$66,851.60
PORCENTUAL PROFIT	27.49%	CAP RATE	6.30%

COMMENTS

This 2433 square foot single family home has 3 bedrooms and 2.0 bathrooms. It is located at 14421 NW 13TH RD MIAMI, Florida.
NO LIEN WITH THE CITY FOUND * IF ANY, IS SUBJECT TO NEGOTIATION.