

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

PROPERTY DESCRIPTION

OWNER'S NAME	INGRID GONZALEZ	
PROPERTY ADDRESS	1813 NE 121 ST NORTH MIAMI BEACH 33181	
FOLIO #	06-2228-001-0381	
FORECLOSURE CASE #	2013-003486-CA-01	
SALE DATE	1/24/2018	
LIVING AREA	1,320	
LAYOUT	2/1/2	
MAP	https://goo.gl/maps/ZGcjk6ChVS2	
COMMUNITY/COMPLEX	NORTH MIAMI SHORES	

PROPERTY VALUE

AUCTION PURCHASE PRICE	\$200,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$197,212.00	MARKET VALUE	\$310,000.00
RENT AMOUNT	\$1,750.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,602.30	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$6,003.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$26,400.00	TOTAL COSTS	\$37,005.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$237,105.30	PROFIT	\$72,894.70
PORCENTUAL PROFIT	30.74%	CAP RATE	8.30%

COMMENTS

Single family home 1,320 sq ft built in 1963. Lot 2435 sq ft, featuring: 2 bedrooms and 1 full bathroom 2 1/2 Bathroom. The Rent for this home is estimated at \$1,800/mo Multiple offers situation.
!NO LIEN FOUND, IF ANY, MIGHT CHANGE SUBJECT TO NEGOTIATION!