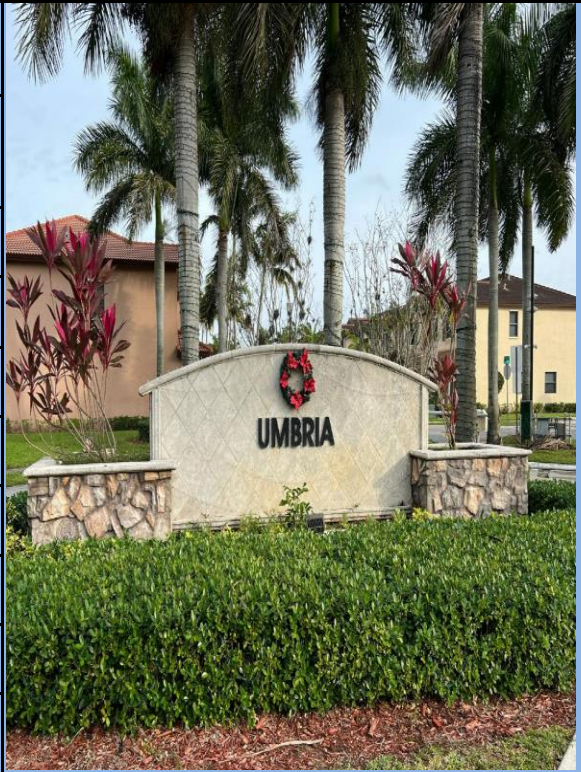


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY INFORMATION

OWNER'S NAME	KENYA HOUSTON
PROPERTY ADDRESS	3756 NE 3 CT HOMESTEAD 33033
FOLIO #	10-7915-011-0570
FORECLOSURE CASE #	2022-008116-CA-01
SALE DATE	5/13/2024
LIVING AREA	1,628
LOT AREA	1,973
LAYOUT	3/2.5
MAP	https://maps.app.goo.gl/1XEFaBP GTzpTBJoC9
COMMUNITY/COMPLEX	UMBRIA AT BAY WINDS



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$316,900.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$235,401.71	MARKET VALUE	\$415,000.00
RENT AMOUNT	\$2,800.00	MONTHLY HOA	\$85.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$6,971.80	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%	\$9,507.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$20X SQ FT	\$32,560.00	TOTAL COSTS	\$49,038.80

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$365,938.80	PROFIT	\$49,061.20
PORCENTUAL PROFIT	13.41%	CAP RATE	8.10%

COMMENTS

This 1,628 square foot townhome has 3 bedrooms and 2.5 bathrooms. This home is located at 3756 NE 3 CT HOMESTEAD 33033, the area is also known as Umbria at the Vineyards.
 LIEN & DEBT WITH THE ASSOCIATION IN THE AMOUNT OF \$7,500 APROXIMATELY HAVE BEEN FOUND, SUCH AMOUNTS ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS, WHICH IS ESTIMATED IN \$85,000.