

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	ADELAIDA GUTIERREZ	
PROPERTY ADDRESS	19440 W SAINT ANDREWS DR MIAMI 33015	
FOLIO #	30-2002-001-0280	
FORECLOSURE CASE #	2007-042103-CA-01	
SALE DATE	10/4/2017	
LIVING AREA	3,510	
LAYOUT	4/3.5	
MAP	<a href="https://goo.gl/maps/VLD96g15yeC2">https://goo.gl/maps/VLD96g15yeC2</a>	
COMMUNITY/COMPLEX	COUNTRY CLUB OF MIAMI ESTATES	

AUCTION PURCHASE PRICE	\$373,400.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$513,198.69	MARKET VALUE	\$628,329.00
RENT AMOUNT	\$2,160.00	MONTHLY HOA	\$260.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$1,120.20	DUE HOA/CONDO*	\$35,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$2,500.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$22,404.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10x SQ FT	\$35,100.00	TOTAL COSTS	\$96,124.20

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$469,524.20	PROFIT	\$158,804.80
PORCENTUAL PROFIT	33.82%		

**COMMENTS**

This 3510 square foot single family home has 4 bedrooms and 3.5 bathrooms. It is located at 19440 W Saint Andrews Dr, Hialeah, Florida 33015, it was built in 1977.  
 This property currently has an estimated value of \$628,695. The median sales price for the area is \$597,500.  
 According to the Miami public records, the property has approximately a lot size of 11,566 square feet lot.  
  
 LIEN FROM THE CITY FOUND.