

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

PROPERTY INFORMATION

OWNER'S NAME	JUAN MARTINEZ
PROPERTY ADDRESS	701 BRICKELL KEY BLVD 1709 MIAMI 33131
FOLIO #	01-4206-063-1960
FORECLOSURE CASE #	2019-004042-CA-01
SALE DATE	1/24/2022
LIVING AREA	1,257
LOT AREA	0
LAYOUT	2/2.5
MAP	https://goo.gl/maps/rdgs9ZduMJfF7Y6K9
COMMUNITY/COMPLEX	COURVOISIER COURT



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$410,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$758,932.00	MARKET VALUE	\$640,000.00
RENT AMOUNT	\$3,000.00	MONTHLY HOA	\$2,200.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$9,020.00	DUE HOA/CONDO*	\$20,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 4%	\$16,400.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$18,855.00	TOTAL COSTS	\$64,275.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$474,275.00	PROFIT	\$165,725.00
PORCENTUAL PROFIT	34.94%		

COMMENTS

SPECTACULAR VIEWS FROM EVERY WINDOW ON THIS BRICKELL KEY CONDOMINIUM. DON'T MISS THIS 2 BEDROOM & 2.5 BATH CORNER UNIT, WALKING DISTANCE TO DOWNTOWN, RESTAURANTS AND FINANCIAL BUSINESSES WITH EASY ACCESS TO FREEWAYS CONNECTING TO SURROUNDING CITIES. THIS GEM IS READY FOR A NEW OWNER TO PUT THEIR PERSONAL TOUCH. BUILDING HAS HEATED POOL AND GYM, 2 PETS OF UP TO 60LB ARE ALLOWED PER UNIT.

LIEN WITH THE ASSOCIATION FOUND, SUCH AMOUNTS ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.



