

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

**PROPERTY INFORMATION**

<b>OWNER'S NAME</b>	<b>MIRIAM RIVERO</b>
<b>PROPERTY ADDRESS</b>	<b>11040 SW 60 ST MIAMI 33173</b>
<b>FOLIO #</b>	<b>30-4030-004-0880</b>
<b>FORECLOSURE CASE #</b>	<b>2018-040843-CA-01</b>
<b>SALE DATE</b>	<b>3/14/2022</b>
<b>LIVING AREA</b>	<b>1,790</b>
<b>LOT AREA</b>	<b>7,500</b>
<b>LAYOUT</b>	<b>4/2</b>
<b>MAP</b>	<a href="https://goo.gl/maps/yiFm6t2FWC3QvJUY7">https://goo.gl/maps/yiFm6t2FWC3QvJUY7</a>
<b>COMMUNITY/COMPLEX</b>	<b>WESTWOOD ESTATES</b>



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$515,100.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$567,710.05</b>	<b>MARKET VALUE</b>	<b>\$610,000.00</b>
<b>RENT AMOUNT</b>	<b>\$4,200.00</b>	<b>MONTHLY HOA</b>	<b>\$0.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$11,332.20</b>	<b>DUE HOA/CONDO*</b>	<b>\$0.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$0.00</b>	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 2%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 3%</b>	<b>\$15,453.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$18X SQ FT</b>	<b>\$32,220.00</b>	<b>TOTAL COSTS</b>	<b>\$59,005.20</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$574,105.20</b>	<b>PROFIT</b>	<b>\$35,894.80</b>
<b>PORCENTUAL PROFIT</b>	<b>6.25%</b>		

**COMMENTS**

This 1790 square foot single family home has 4 bedrooms and 2.0 bathrooms. This home is located at 11040 SW 60th St, Miami, FL 33173.

**NO LIEN WITH THE CITY FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.**