

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	ANDREW ESTOPP	
<b>PROPERTY ADDRESS</b>	6493 ALLISON RD MIAMI BEACH 33139	
<b>FOLIO #</b>	02-3211-003-0140	
<b>FORECLOSURE CASE #</b>	2013-016918-CA-01	
<b>SALE DATE</b>	1/19/2016	
<b>LIVING AREA</b>	4,799	
<b>LAYOUT</b>	6/5	
<b>MAP</b>	<a href="https://goo.gl/maps/NJC2hmq5h572">https://goo.gl/maps/NJC2hmq5h572</a>	
<b>COMMUNITY/COMPLEX</b>	INDIAN CREEK	

<b>AUCTION PURCHASE PRICE</b>	\$2,905,100.00	<b>MAXIMUM BIT</b>	HIDDEN
<b>FINAL JUGDMNT</b>	\$5,461,724.46	<b>MARKET VALUE</b>	\$5,499,000.00
<b>RENT AMOUNT</b>	\$12,000.00	<b>MONTHLY HOA</b>	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	\$8,715.30	<b>DUE HOA/CONDO*</b>	\$0.00
<b>DUE COUNTY TAXES</b>	\$0.00	<b>OTHER LIENS</b>	\$0.00
<b>SELLING CLOSING COSTS 1.3%</b>	\$71,487.00	<b>AUCTION SERVICE FEE</b>	\$14,525.50
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$164,970.00
<b>REPAIRS \$15X SQ FT</b>	\$71,985.00	<b>TOTAL COSTS</b>	\$331,682.80

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$3,236,782.80	<b>PROFIT</b>	\$2,262,217.20
<b>PORCENTUAL PROFIT</b>	69.89%		

**COMMENTS**

Beautiful waterfront house with boatdock in Allison Island  
 Facts: ■ Lot: 0.37 acres ■ Single Family ■ Built in 1979 ■ Cooling: Central ■ Heating: Forced air ■ Last sold: May 2008 for \$3,680,000  
 Features: ■ Flooring: Hardwood, Tile ■ Parking: Carport, Garage - Attached, Garage - Detached ■ Pool  
 Appliances Included: ■ Dishwasher ■ Dryer ■ Microwave ■ Range / Oven ■ Refrigerator ■ Washer  
 Room Types: ■ Breakfast nook ■ Dining room ■ Family room ■ Office ■ Recreation room ■ Walk-in closet

