

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

PROPERTY INFORMATION

OWNER'S NAME	JIMY LUBRIN
PROPERTY ADDRESS	211 NE 212 ST MIAMI GARDENS 33179
FOLIO #	30-1231-099-0970
FORECLOSURE CASE #	2019-010879-CA-01
SALE DATE	10/19/2020
LIVING AREA	1,898
LOT AREA	4,242
LAYOUT	4/3.5
MAP	https://goo.gl/maps/CoqbpgeS4tQD4XE6
COMMUNITY/COMPLEX	SAN SIMEON HOMES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$260,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$255,977.92	MARKET VALUE	\$330,000.00
RENT AMOUNT	\$2,700.00	MONTHLY HOA	\$330.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$780.00	DUE HOA/CONDO*	\$1,200.00
DUE COUNTY TAXES	\$4,523.00	OTHER LIENS	\$350.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 2%	\$5,200.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$11,000.00
REPAIRS \$10X SQ FT	\$10,000.00	TOTAL COSTS	\$33,053.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$293,053.00	PROFIT	\$36,947.00
PORCENTUAL PROFIT	12.61%		

COMMENTS

Beautiful and Spacious Single Family home in Gated Community at San Simeon ! Four bedrooms remodeled home, 3 full baths and 1 half bath, Double Front Door, Granite Counter Tops, Stainless Steel Appliances, Wood Stairs, Ceramic Tile Throughout, Screened Porch on 2 Sides and Patio! Immaculate house!!3 bedrooms upstairs, 1 bedroom and den or s Studio downstairs!Central Vaccum and Central intercom and audio. Enjoy the nice view to the garden. Nice amenities! Heated Pool, Tennis Court, Spa, Gym, Club House....Don't miss it !! 24-hr guard gate,

NO LIENS WITH THE ASSOCIATION HAVE BEEN FOUND, IF ANY, IT IS SUBJECT TO REDUCE BY NEGOTIATIONS.

