



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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	VILMA VICTORINO	
<b>PROPERTY ADDRESS</b>	11805 NW 22 CT MIAMI 33167	
<b>FOLIO #</b>	30-2134-003-0110	
<b>FORECLOSURE CASE #</b>	2009-005657-CA-01	
<b>SALE DATE</b>	5/23/2016	
<b>LIVING AREA</b>	1,202	
<b>LAYOUT</b>	1/1	
<b>MAP</b>	<a href="https://goo.gl/maps/a6VeSXQLxSk">https://goo.gl/maps/a6VeSXQLxSk</a>	
<b>COMMUNITY/COMPLEX</b>	WESTVIEW	

**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	\$87,100.00	<b>MAXIMUM BIT</b>	HIDDEN
<b>FINAL JUGDMENT</b>	\$301,766.70	<b>MARKET VALUE</b>	\$166,700.00
<b>RENT AMOUNT</b>	\$1,650.00	<b>MONTHLY HOA</b>	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	\$1,916.20	<b>DUE HOA/CONDO*</b>	\$0.00
<b>DUE COUNTY TAXES</b>	\$2,048.00	<b>OTHER LIENS</b>	\$325.00
<b>SELLING CLOSING COSTS 3%</b>	\$0.00	<b>AUCTION SERVICE FEE</b>	\$5,226.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>REPAIRS \$15 X Sqt ft</b>	\$18,030.00	<b>TOTAL COSTS</b>	\$27,545.20

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$114,645.20	<b>PROFIT</b>	\$52,054.80
<b>PORCENTUAL PROFIT</b>	45.41%		

**COMMENTS**

This 1202 square foot single family home has 1 bedrooms and 1.0 bathrooms. It is located at 11805 NW 22nd Ct Miami, Florida.

Facts: ■ Lot: 0.31 acres ■ Single Family ■ Built in 1950 ■ All time views: 139 ■ Last sold: Apr 2003 for \$122,000

Construction: ■ Exterior material: Cement concrete ■ Roof type: Other ■ Stories: 1 ■ Unit count: 1

Other: ■ Floor size: 1,202 sqft ■ Last remodel year: 1955 ■ Lot depth: 180 ft ■ Lot width: 75 ft

■ Parcel #: 3021340030110

POSSIBLE VIOLATION WITH THE CITY