

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

PROPERTY DESCRIPTION

OWNER'S NAME	JULIA RIVERA	
PROPERTY ADDRESS	3021 NW 76 ST MIAMI 33147	
FOLIO #	30-3109-012-0020	
FORECLOSURE CASE #	2013-016112-CA-01	
SALE DATE	6/1/2016	
LIVING AREA	2,016	
LAYOUT	4/2	
MAP	https://goo.gl/maps/s14fHiEzbAQ2	
COMMUNITY/COMPLEX	MAYWOOD PARK	

MAX AUCTION PURCHASE PRICE	\$135,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$334,743.35	MARKET VALUE	\$230,000.00
RENT AMOUNT	\$1,850.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,972.20	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.5%	\$3,450.00	AUCTION SERVICE FEE	\$5,404.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$11,500.00
REPAIRS	\$20,160.00	TOTAL COSTS	\$43,486.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$178,586.20	PROFIT	\$51,413.80
PORCENTUAL PROFIT	28.79%		

COMMENTS

This 2016 square foot single family home has 4 bedrooms and 2.0 bathrooms. It is located at 3021 NW 76th St Miami, Florida.
FACTS:Lot: 9,516 sqft, Single Family, Built in 1947
 Last sold: Dec 2001 for \$95,000
CONSTRUCTION:Exterior material: Cement concrete, Roof type: Other, Stories: 1, Unit count: 1
OTHER: Floor size: 2,016 sqft, Last remodel year: 1947, Lot depth: 140 ft, Lot width: 60 ft
 Parcel #: 3031090120020