


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS			
PROPERTY DESCRIPTION			
OWNER'S NAME	JOSE LUNA		
PROPERTY ADDRESS	3128 NE 211 ST AVENTURA 33180		
FOLIO #	28-1234-078-1310		
FORECLOSURE CASE #	2016-011048-CA-01		
SALE DATE	2/17/2017		
LIVING AREA	2,513		
LAYOUT	4/3.5		
MAP	https://goo.gl/maps/g4fbJqF7Y7D2		
COMMUNITY/COMPLEX	AVENTURA LAKES		
AUCTION PURCHASE PRICE	\$750,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$733,559.00	MARKET VALUE	\$1,120,358.00
RENT AMOUNT	\$6,000.00	MONTHLY HOA	\$5,000.00
PROPERTY'S ENCUMBRANCES/COSTS			
COURT FEES	\$2,250.00	DUE HOA/CONDO*	\$10,000.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$45,000.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$25,130.00	TOTAL COSTS	\$82,380.00
INVESTMENT PROCEEDS			
TOTAL INVESTMENT	\$832,380.00	PROFIT	\$287,978.00
PORCENTUAL PROFIT	34.60%		
COMMENTS			
<p>ESPACIOUS 4 BEDROOM 3 & 1/2 BATH 2 STORY HOME IN AVENTURA LAKES GATED COMMUNITY MARBLE FLOORS UPDATED KITCHEN BUILT-IN ENTERTAINMENT UNIT GREAT CLUB HOUSE WITH POOL & State-of-the-art FITNESS CENTER MINIMUM 1 YEAR RENTAL. BUILT 2001</p> <p>INTERIOR FEATURES: Beds: 4/Bathrooms: 3.5 baths/Heating: Other, Heating: None, Cooling: Central</p> <p>Appliances included: Dishwasher, Garbage disposal, Microwave, Range / Oven, Refrigerator, Washer</p> <p>Floor size: 2,513 sqft, Flooring: Tile</p> <p>Other Interior Features: Room count: 4</p> <p>Spaces: Barbecue, Pool, Fitness Center, Gated Entry</p> <p>ESTIMATED CONDO DUE, /DUE SUBJECT TO NEGOTIATION.</p>			

