


| PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS | | | |
|--|---|--|----------------|
| PROPERTY DESCRIPTION | | | |
| OWNER'S NAME | CARLOS DIAZ |  | |
| PROPERTY ADDRESS | 9165 HARDING AVE SURFSIDE 33154 | | |
| FOLIO # | 14-2235-001-0200 | | |
| FORECLOSURE CASE # | 2008-052693-CA-01 | | |
| SALE DATE | 2/17/2017 | | |
| LIVING AREA | 3,120 | | |
| LAYOUT | 4/4 | | |
| MAP | https://goo.gl/maps/KZcKgUnFgnT2 | | |
| COMMUNITY/COMPLEX | ALTOS DEL MAR | | |
| AUCTION PURCHASE PRICE | \$790,000.00 | MAXIMUM BIT | HIDDEN |
| FINAL JUGDMNT | \$784,341.95 | MARKET VALUE | \$1,100,000.00 |
| RENT AMOUNT | \$5,500.00 | MONTHLY HOA | \$0.00 |
| PROPERTY'S ENCUMBRANCES/COSTS | | | |
| COURT FEES | \$2,370.00 | DUE HOA/CONDO* | \$0.00 |
| DUE COUNTY TAXES | \$0.00 | OTHER LIENS | \$0.00 |
| SELLING CLOSING COSTS 1.3% | \$0.00 | AUCTION SERVICE FEE 6% | \$47,400.00 |
| FEDERAL TAXES/LIENS | \$0.00 | SALE COMMISSIONS | \$0.00 |
| REPAIRS \$10X SQ FT | \$31,200.00 | TOTAL COSTS | \$80,970.00 |
| INVESTMENT PROCEEDS | | | |
| TOTAL INVESTMENT | \$870,970.00 | PROFIT | \$229,030.00 |
| PORCENTUAL PROFIT | 26.30% | | |
| COMMENTS | | | |
| Duplex: Folio Number \ 14-22-35-001-0200, Front Exposure \ East, Furnished Info (List) \ Unfurnished, Housing-Older Persons Act \ Unverified, Listing Type \ Exclusive Right To Rental, Municipal Code \ 14, Parking Description \ 2 Spaces, Pet Restrictions \ Restrictions Or Possible Restrictions, Pets Allowed \ Yes, Renewable Rental \ Yes, Rent Period \ Month, Section \ 35, Status \ Active-Available, Style \ Townhouse\Villa-Annual, Subdivision Name \ Altos Del Mar 04 | | | |
| NO LIENS OR VIOLATIONS FOUND. | | | |

