

PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS			
PROPERTY DESCRIPTION			
OWNER'S NAME	LEONARDO BRITO		
PROPERTY ADDRESS	775 CURTISWOOD DR KEY BISCAYNE		
FOLIO #	33149		
FORECLOSURE CASE #	24-5205-001-2080		
SALE DATE	2013-010978-CA-01		
LIVING AREA	2/17/2017		
LAYOUT	3,363		
MAP	5/5		
COMMUNITY/COMPLEX	https://goo.gl/maps/briUyA8ZTu72		
	BISCAYNE KEY ESTATES		
AUCTION PURCHASE PRICE	\$1,800,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$2,470,199.51	MARKET VALUE	\$2,600,000.00
RENT AMOUNT	\$9,000.00	MONTHLY HOA	\$0.00
PROPERTY'S ENCUMBRANCES/COSTS			
COURT FEES	\$5,400.00	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%	\$108,000.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$33,630.00	TOTAL COSTS	\$147,030.00
INVESTMENT PROCEEDS			
TOTAL INVESTMENT	\$1,947,030.00	PROFIT	\$652,970.00
PORCENTUAL PROFIT	33.54%		
COMMENTS			
<p>Elegant 2 story Mediterranean home features 5 bedrooms, 5 baths, gourmet kitchen and beautiful finishes. Grand foyer entrance with Italian marble mosaic. Great backyard with pool. All impact glass windows and doors. Located on a quiet street, near beach & schools. Built 1951.</p> <p>INTERIOR FEATURES: Beds: 5, Bedroom Description: Master Bedroom Ground Level, At Least 1 Bedroom Ground Level, Entry Level/Bathrooms: 5 baths, Master Bathroom Description: Dual Sinks, Separate Tub & Shower, 2 Master Bathrooms, Bidet</p> <p>Heating: Other/Heating: Electric/Cooling: Central</p> <p>Equipment/Appliances: Disposal, Dryer, Washer, Dishwasher, Electric Water Heater, Refrigerator, Self Cleaning Oven, Smoke Detector, Microwave, Wall Oven, Gas Range, Gas Water Heater, Gas Tank Leased</p> <p>Floor size: 3,363 sqft, Flooring: Hardwood, Floor Description: Marble Floors, Wood Floors</p> <p>Interior Features: First Floor Entry, Foyer Entry, Second Floor Entry, Custom Mirrors</p> <p>NO LIENS OR VIOLATIONS FOUND.</p>			

