

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

PROPERTY DESCRIPTION

OWNER'S NAME	GISELLE COLLADO
PROPERTY ADDRESS	218 NW 12 AVE 507 MIAMI 33128
FOLIO #	01-4102-072-0430
FORECLOSURE CASE #	2010-049705-CA-01
SALE DATE	1/13/2016
LIVING AREA	916
LAYOUT	2/2
MAP	https://goo.gl/maps/zj1nXseoiEP2
COMMUNITY/COMPLEX	DIAMOND TOWER



AUCTION PURCHASE PRICE	\$121,600.00	MAXIMUM BIT	\$121,594.00
FINAL JUGDMNT	\$226,291.10	MARKET VALUE	\$155,000.00
RENT AMOUNT	\$1,300.00	MONTHLY HOA	\$270.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,432.00	DUE HOA/CONDO*	\$4,500.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 3%	\$0.00	AUCTION SERVICE FEE	\$3,648.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS	\$1,700.00	TOTAL COSTS	\$12,280.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$133,880.00	PROFIT	\$21,120.00
PORCENTUAL PROFIT	15.78%		

COMMENTS

This home is a great investor opportunity.
 Facts: ■Condo ■Built in 2007 ■Cooling: Central ■Heating: Forced air ■Laundry: In Unit ■Parking: Garage - Attached

*Estimated Past Due HOA debt.