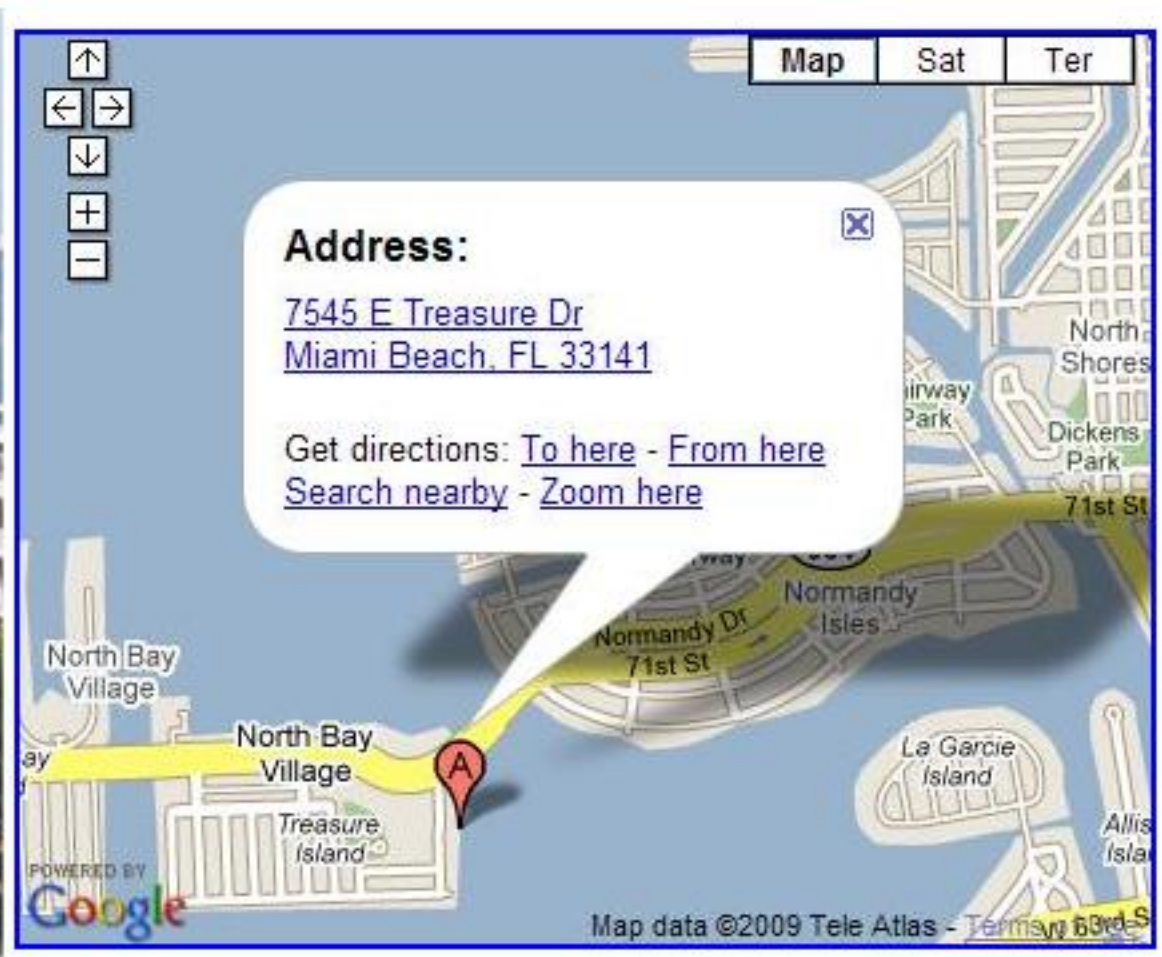




# Foreclosed Properties

## Caribbean Towers

7545 E. Treasure Drive # 9A North Bay Village , FL 33141



View



View



View



View



### Feel like you're in the Caribbean... Right here in North Bay Village! *Was foreclosed by lender, now owned free and clear*

Spacious 2-bedrooms corner unit with great potential. This is a handy-man special, needs some TLC. The views are absolutely incredible; you'll see downtown Miami (SW), Miami Beach (SE), and the island of North Bay Village.

Built in 1961 and renovated in 2000, Caribbean Towers are a staple in the North Bay Village community.

Ideal for boat owners. Only 1 block from a great school. Less than 5 minutes drive to the beach.

Rent immediately, start making money right away!

*This is not a short sale. This property is owned free and clear without a mortgage. It has gone through foreclosure process; the title has been cleaned. The condo is in great condition ready to move in today.*

#### Unit Specifications:

Bedrooms	2
Baths	2
Floor to ceiling glass	No
Flooring	Wood
Living Area	1,074 SqFt
Total Area	1,300 SqFt
Monthly HOA	\$516.94
Property Tax	2% of assessed value
Parking	1 space included
Rentals	Permitted/12 mo. min.
Pets	Permitted/-20 lbs.

Highest Closed-Sale (Similar Unit): \$350,000 (unit 2A)

This unit (9A) originally sold for: \$279,400

**OWN IT FOR ONLY: \$99,000**

\*Cash Purchase

### Why is this a deal? Look at these comparables:

SOLD				FOR SALE			
Unit	Settle Date	Sale Price	Building Sq Ft	Available now (not short sales)			
# 7h	6/8/2009	\$135,000	1,302	List Price	#Beds	#FB	#HB
# 3h	4/7/2009	\$155,000	1,302	175,000	3	2	1
# 10j	3/16/2009	\$85,000	1,023				Unit #2H

#### RENT RATES

Only 1 available as of Oct 2, 2009; asking \$999 per month for a 1-bedroom.

#### Building Features (Subject to change):

<b>Type:</b> Condo <b>Prices:</b> \$46,500 - \$175,000 <b>Year Built:</b> 1961 <b>Sizes:</b> 432 - 1,302 sq ft <b>Bedrooms:</b> STUDIOS to 3 <b>Waterfront:</b> YES <b>Pets:</b> Yes - Restrictions <b>Rent:</b> Yes - Restrictions <b>Number of Stories:</b> 12 <b>Maintenance:</b> \$0.48 (price per SqFT)	<b>Amenities:</b> <ul style="list-style-type: none"> <li>Pool</li> <li>Fitness Center</li> </ul>
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