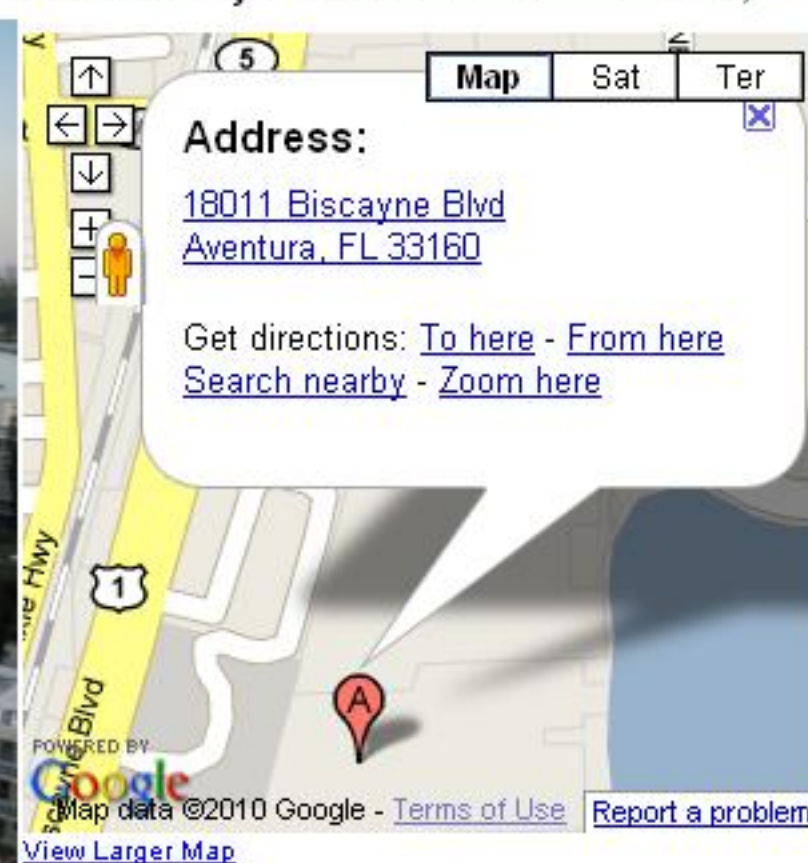




Foreclosed Properties



18011 Biscayne Blvd. #1805-1 Aventura, FL



View



View



View



View



View



Living Room View



Kitchen



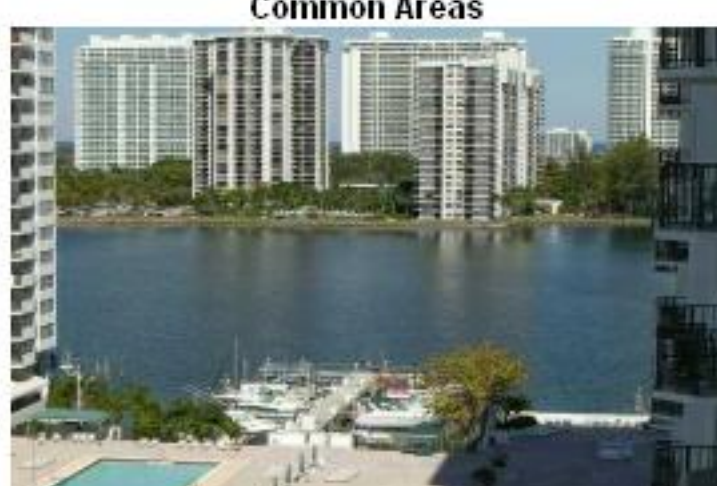
Built-In Bar w/ Glass Shelves



Marina



Common Areas



Common Areas



Handy-Man Special In One of the Most Traditional Condos in Aventura. Del Prado #1805-1 could be worth over \$200,000.00 after renovations... *Was foreclosed by lender, now owned free and clear.*

Located in the world famous epicenter of Aventura, Del Prado is rapidly becoming more and more popular as a leading condominium. This quality of real estate is few and far between. Del Prado, is highly acclaimed as having services second to none, quality amenities, and faithful staff, which are all rendered and wait at your service. Become and immediate investor in Del Prado Real Estate. This Aventura Luxury will not be available for long.

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
Flooring	coming soon
Living Area	1,605 SqFt
Total Area	1,800 SqFt
Monthly HOA	coming soon
Property Tax	2% of assessed value
Parking	1 space included
Rentals	Permitted/12 mo. min.
Pets	Permitted/-20 lbs.

Highest Closed-Sale (Similar Unit): \$307,000 (unit 1705)

OWN IT FOR ONLY: \$149,000.00

*Cash Purchase

Why is this a deal? Look at these comparables:

FOR SALE NOW			
List Price	#Beds	#FB	Unit
275,000	2	2	1105
245,000	2	2	1005

Building Features (Subject to change):

Type: Condo
Prices: \$127,000 - \$275,000
Year Built: 1971
Sizes: 1,000 - 1,605 sq ft
Bedrooms: 1 to 2
Waterfront: Bay
Pets: Yes - Restrictions
Rent: Yes
Total Units: 310
Number of Stories: 20
Maintenance: \$520-\$545

Amenities:

- Pool
- Spa
- Fitness Center
- Security
- 24 hour guard

For more information call Richard Paz (305) 467-7344 or email RP@PazGlobal.com
 Broker cooperation welcome. Call for info. For an unbranded flyer for your clients, click here.