

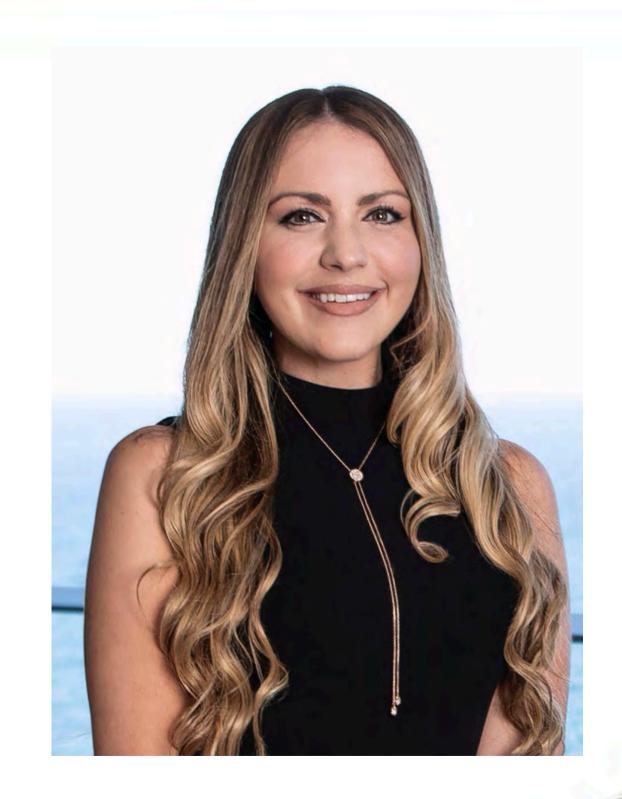
CONDO INTEL: TOP TIPS FOR CONDO RESOURCES FROM LISTING TO FINANCING





WESLEY ULLOA

- Founder of LUXE Properties
- Florida <u>Condominium Law and</u>
 <u>Policy Life Safety Advisory Task</u>
 <u>Force Member</u>
- Florida Realtors 2020 Chair of Condo Think Tank
- 2019 YPN President
- Mom, Historic Home Lover, Dog Mom and Loves to Cook





BY THE NUMBERS

- 27,000 Condo Associations Statewide
- 37% of Florida Condos in Dade + Broward
- 313,000 Condos in Miami Dade County
- 60% of Our Condos are over 30 Years Old





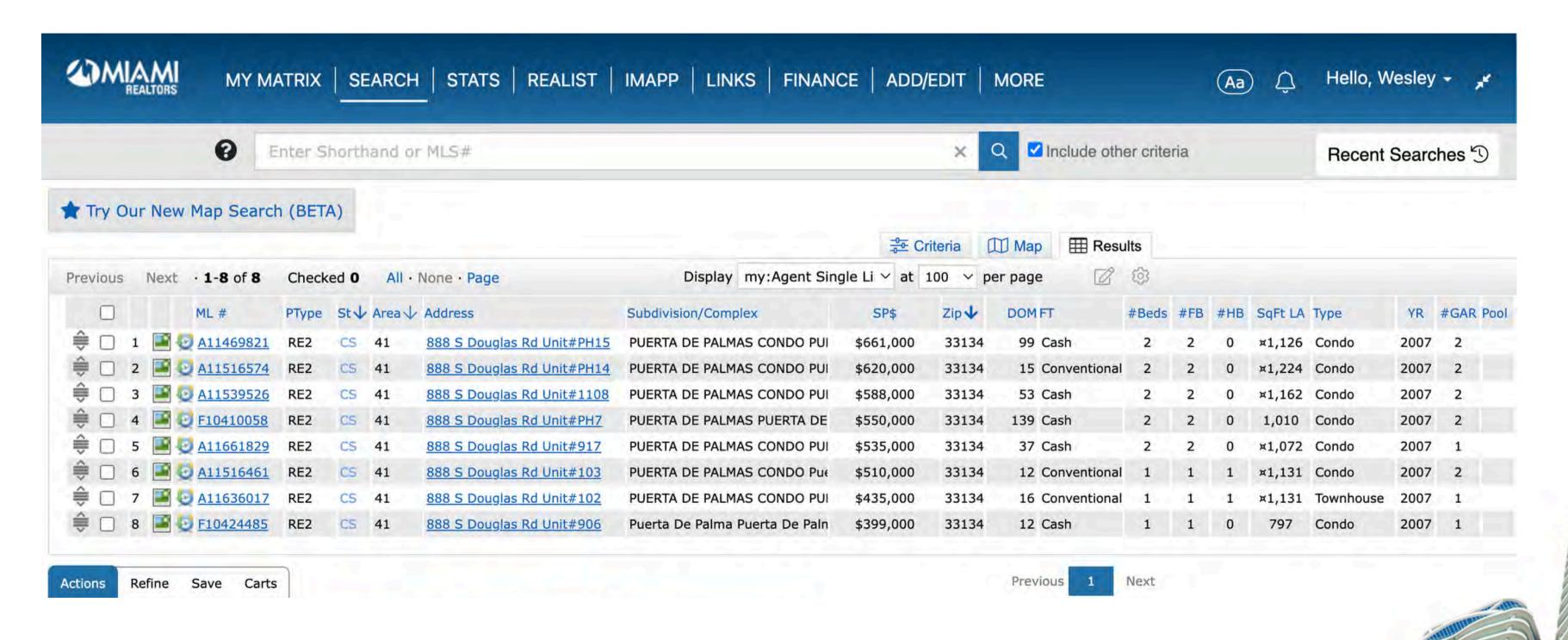


KEY POINTS FOR FINANCING

- 10% or Adequate Reserves for Full Review Loans (Less than 25% Down)
- Adequate Insurance Coverage including Flood and Fidelity Bond
- More Than 50% Owner Occupied, No Entity More Than 10%
- Delinquency Rates
- No Major Construction or Structural Issues
- No Major Litigation



BREADCRUMB #1 - PAST MLS SALES



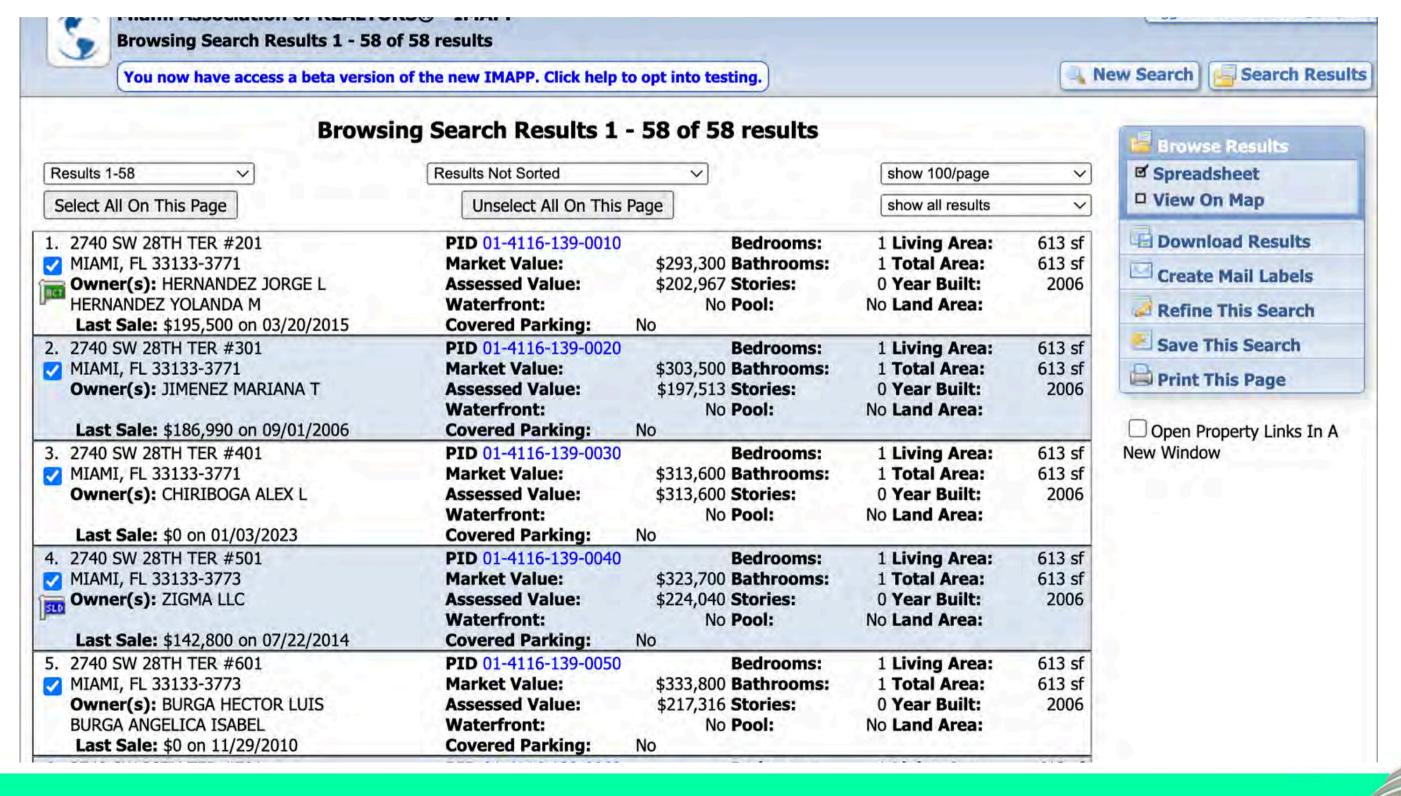


BREADCRUMB #1 - PAST MLS SALES

		SALES	INFORMATIO	ON			100	×
Deed Type: Sale Date: Grantor:	DEED 02/23/2024 MELISSA CONTRE	Recorded Date:	03/01/2024	Price: Document # Grantee:	\$510,000 Bk 34115/Pg 1466 GRETCHEN HOLBROOK		Q	B
Mortgage Amount: Terms: Lender:	\$408,000 6.60%/360 M MORIGAGE AXEN	Instrument Date: Attributes:	02/28/2024 Private Party Loan,	Document # , Original,Private Party, Borrower:	2024R0162579 <a>C Warranty Deed GERZINA GRETCHEN H	OLBROOK		
Deed Type: Sale Date: Grantor:	WARRANTY DE 12/05/2019 ALIMENTOS VENEZ	Recorded Date:	12/30/2019	Price: Document # Grantee:	\$295,000 Bk 31746/Pg 1764 MELISSA CONTRERAS	Qualifiers:	Q ¹	
Deed Type: Sale Date: Grantor:	WARRANTY DE 11/20/2013 900 BISCAYNE 171	Recorded Date:	11/25/2013	Price: Document # Grantee:	\$259,000 Bk 28926/Pg 436 [ALIMENTOS VENEZUEL		Q ¹	B
Deed Type: Sale Date: Grantor:	QUIT CLAIM D 08/28/2013 4G CAPITAL LLC	Recorded Date:	09/13/2013	Price: Document # Grantee:	\$0 Bk 28819/Pg 1997 900 BISCAYNE 1712 LL	III-	U ²	
Deed Type: Sale Date: Grantor:	TRUSTEES DE 08/05/2013 CARY RIUSECH	ED (CERTIFICATE OF TRECORDER CONTROL C	TITLE) 08/22/2013	Price: Document # Grantee:	\$200,000 Bk 28785/Pg 373 4G CAPITAL LLC	Qualifiers:	Ú3	7
Deed Type: Sale Date: Grantor:	TRUSTEES DE 02/26/2013 CARY RIUSECH	ED (CERTIFICATE OF TRECORDER PROPERTY OF TREE PROPERTY OF	TITLE) 03/13/2013	Price: Document # Grantee:	\$16,400 Bk 28527/Pg 1456 LOURDES MARTIN ROS		U ³	
Deed Type: Sale Date: Grantor:	WARRANTY DE 08/01/2007 Not Available	Recorded Date:	08/25/2007	Price: Document # Grantee:	\$321,000 Bk 25881/Pg 3923 Not Available	Qualifiers:	Q ¹	



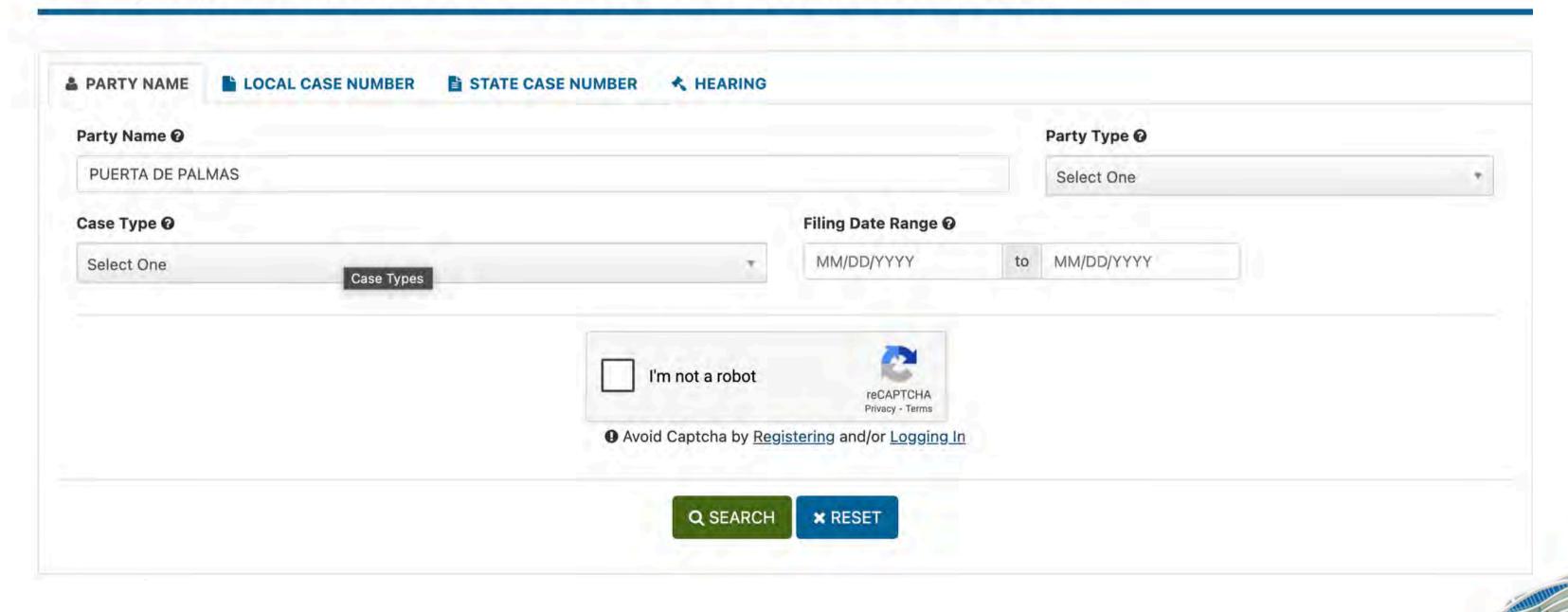
BREADCRUMB #2 - IMAPP FOR OWNERS





BREADCRUMB #3 - LEGAL SEARCH

CIVIL, FAMILY AND PROBATE COURTS ONLINE SYSTEM





BREADCRUMB #3 - LEGAL SEARCH

CIVIL, FAMILY AND PROBATE COURTS ONLINE SYSTEM

Se I	earch Criteria				+
≡ s	Search Results				1 To 50 Of 8
	Case Style Information / Case Number	Sect	Case Type	Filing Date	Case Statu
6	MAURICIO LACAYO ET AL VS HOME TEAM DETROIT 2, LLC ET AL L: 2024-011515-CA-01 S: 132024CA01151501GE01 C: N/A	CA32 - Downtown Miami	CA082	06/21/2024	OPEN
9	NIMSE MORA VS COLONNADE DOUGLAS OWNER LLC L: 2023-027210-CA-01 S: 132023CA02721001GE01 C: N/A	CA24 - Downtown Miami	CA105	11/29/2023	OPEN
	PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC. VS HOME TEAM DETROIT 2, LLC L; 2023-000326-CC-05 S; 132023CC000326000005 C; N/A	CC 06 - Downtown Miami 06	CC023	01/06/2023	CLOSED
	PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC. VS WELLS FARGO BANK, N.A. ET AL L: 2020-011632-CC-05 S: 132020CC011632000005 C: N/A	CC 06 - Downtown Miami 06	CC023	05/20/2020	CLOSED
	BANK OF NEW YORK MELLON (THE) VS LUIS EDUARDO EGOAVIL MATHISON ET AL L: 2019-014114-CA-01	CA04 - Downtown Miami	CA116	05/09/2019	CLOSED



BREADCRUMB #4 - CONDO REGISTRY

Miami-Dade Department of Regulatory & Economic Resources

Records Search



Community Association Registry

Condominium associations, cooperative associations and homeowners' associations must register annually and provide an easily accessible and centralized registry of documents.

Searc



Building Recertification Records

Each year, properties become subject to the recertification process pursuant to Section 8-11(f) of the Code of Miami-Dade County at 30 years for inland buildings and 25 years for coastal buildings and every 10-year interval

Search



BREADCRUMB #4 - CONDO REGISTRY

Miami-Dade Department of Regulatory & Economic Resources

Community Association Registry

About the Community Association Registration Process

The Ordinance for Registration of Community Associations requires condominium associations, cooperative associations and homeowners' associations governing real property located within incorporated and unincorporated Miami-Dade County to annually register with the Department of Regulatory and Economic Resources, Consumer Protection Division, in order to provide an easily accessible and centralized registry of documents such associations are generally required to maintain under Florida Statutes.

This database is being provided as an easily accessible and centralized repository of documents created by the community associations. The information appearing on this website and in this database is for informational purposes only and should not be used as a substitute for legal advice. It is not intended to supplant a user's due diligence. Users should consult with a legal advisor before taking any action based on information contained in the database or any site to which it may be linked.

Miami-Dade County does not warrant the accuracy or validity of such information or that it has been provided in its entirety and assumes no responsibility for errors or omissions in any document or other item contained in this database or on this website. No warranty of any kind, implied, expressed, or statutory, including, but not limited to, warranties of non-infringement of third-party rights, title, merchantability, fitness for a particular purpose or freedom from computer virus, is given with respect to the contents of this website, its database, or any links therein.

How to use the portal

This portal allows you to search the Community Association Registry from January 2023 to the present within the Department of Regulatory and Economic Resources' jurisdiction. Searches can be performed by folio, address, registration number, community association name, association type and status. To see all registrations in the system, click the "View all registrations" button. To request documents, submit a public records request.

Community Association	Century	
Name		
Registration Number		
Community Association		
Address		
Folio Number		
Association Type	Select Association Type	*
Registration Status	Select Registration Status	*

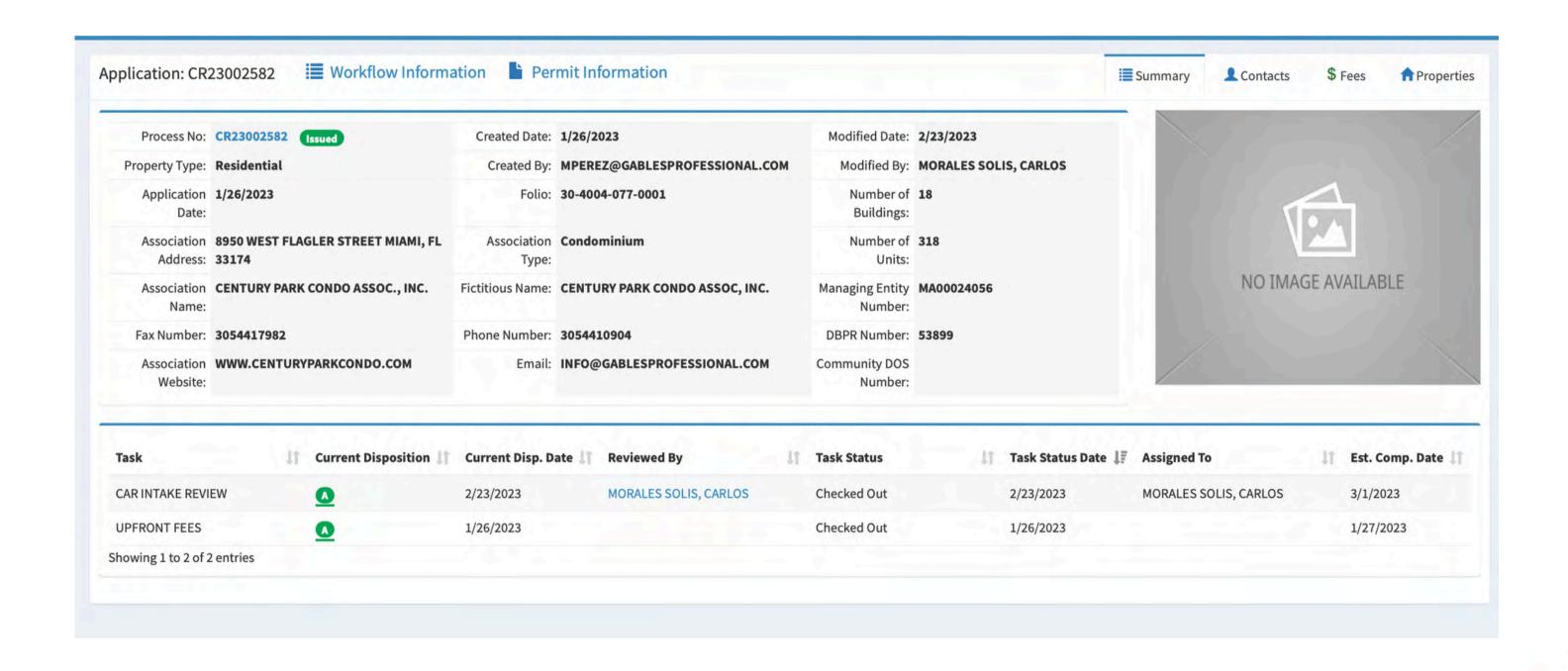


BREADCRUMB #4 - CONDO REGISTRY

Results						9 of 9 Total Records
Registration#	Name of Association	Association Address	Folio(s) Number	Association Type	Registration Status	Date of Registration
CR23002537	CENTURY GARDENS HOMEOWNER'S ASSOCIATION, INC.	12964 SW 133 CT MIAMI FLORIDA 33186	View Folio(s)	Homeowner	Issued	02-06-2023
CR23002577	CENTURY PARK WEST CONDOMINIUM ASSOCIATION, INC.	220 NW 109TH AVENUE MIAMI FL 33172	View Folio(s)	Condominium	Issued	02-15-2023
CR23002582	CENTURY PARK CONDO ASSOC., INC.	8950 WEST FLAGLER STREET MIAMI FL 33174	View Folio(s)	Condominium	Issued	02-23-2023
CR23002633	CENTURY GARDENS VILLAGE HOMEOWNER'S ASSOCIATION INC.	8990 SW 152ND PATH MIAMI FL 33196	View Folio(s)	Homeowner	Issued	03-01-2023
CR23003244	CENTURY SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.	14037 SW 179 STREET MIAMI FL 33177	View Folio(s)	Homeowner	Issued	03-03-2023
CR23003090	CENTURY PARK CONDO NO.2 CONDO ASSN INC	8950 WEST FLAGLER ST CLUBHOUSE OFFICE CPII MIAMI FL 33174	View Folio(s)	Condominium	Issued	03-10-2023
CR23003442	CENTURY SQUARE HOMEOWNERS ASSOCIATION, INC.	3934 SW 8TH STREET, , SUITE 303 CORAL GABLES FLORIDA 33134	View Folio(s)	Homeowner	Issued	03-10-2023
CR23002503	CENTURY PARK SOUTH CONDO ASSN, INC	3934 SW 8TH ST SUITE 303 CORAL GABLES FL 33134	View Folio(s)	Condominium	Issued	03-20-2023
CR23003300	CENTURY COVE II	3934 SW 8TH ST SUITE 303 CORAL GABLES FL 33134	View Folio(s)	Homeowner	In Progress	

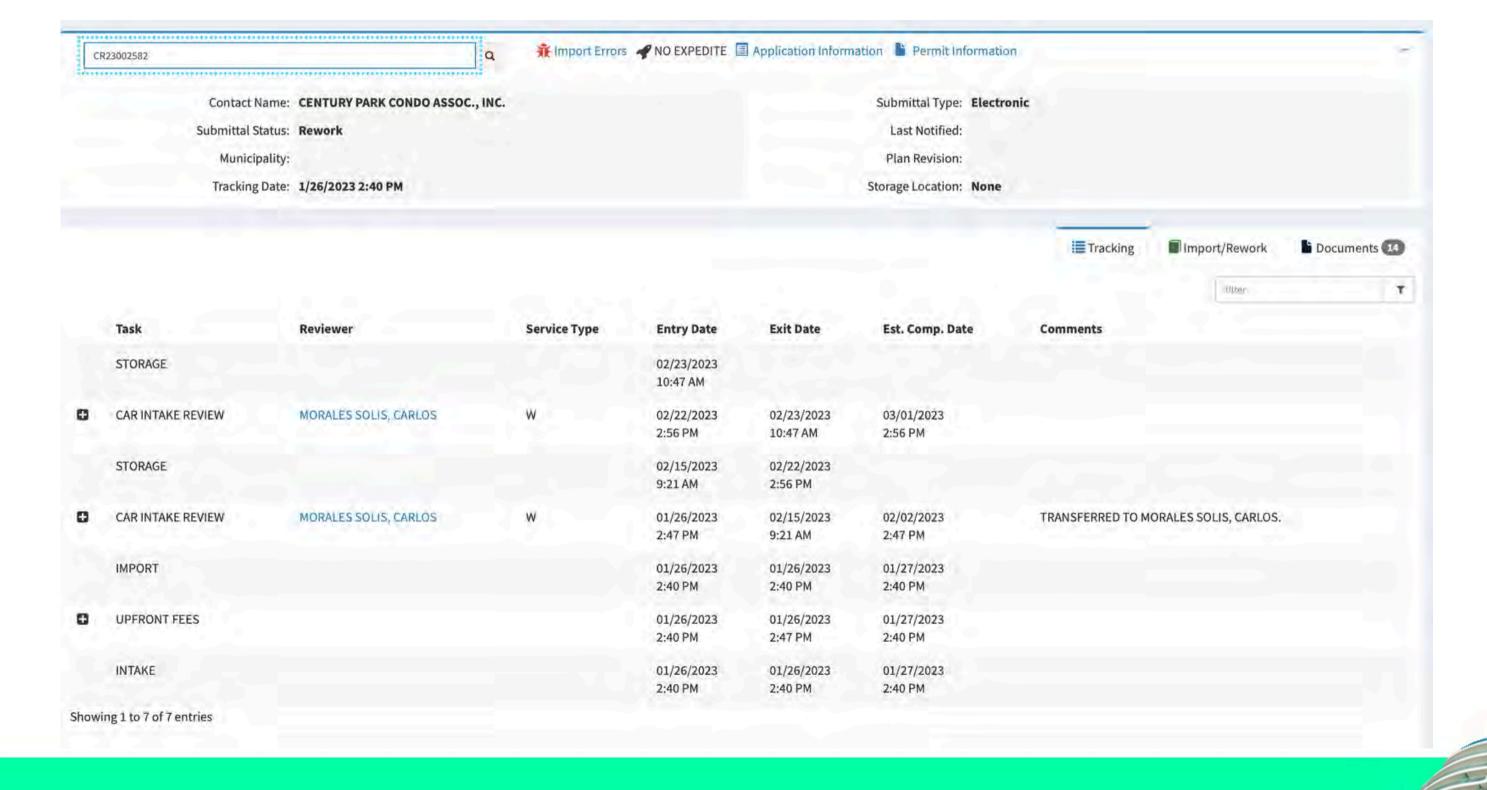


BREADCRUMB #4 - CONDO REGISTRY



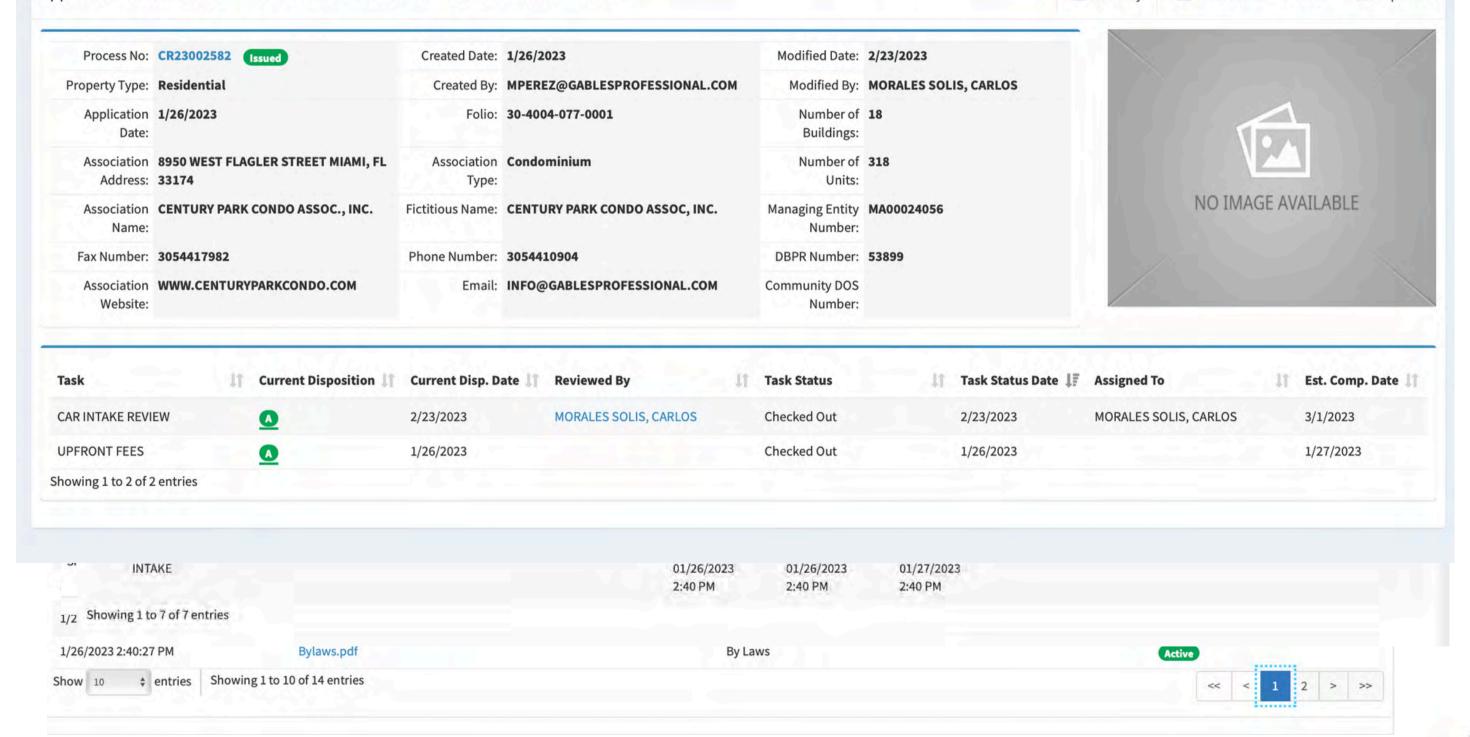


BREADCRUMB #4 - CONDO REGISTRY





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CONDO SULVILLA