

CONDO SUMMIT



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



WESLEY ULLOA

- Founder of LUXE Properties
- Florida Condominium Law and Policy Life Safety Advisory Task Force Member
- 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



CONDO SUMMIT



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

[MY MATRIX](#) | [SEARCH](#) | [STATS](#) | [REALIST](#) | [IMAPP](#) | [LINKS](#) | [FINANCE](#) | [ADD/EDIT](#) | [MORE](#)

Enter Shorthand or MLS#

 Include other criteria

Recent Searches

★ Try Our New Map Search (BETA)

Criteria | Map | Results

Previous Next · 1-8 of 8
Checked 0
All · None · Page
Display my:Agent Single Li at 100 per page

	ML #	PType	St	Area	Address	Subdivision/Complex	SP\$	Zip	DOM FT	#Beds	#FB	#HB	SqFt LA	Type	YR	#GAR	Pool
1	A11469821	RE2	CS	41	888 S Douglas Rd Unit#PH15	PUERTA DE PALMAS CONDO PUI	\$661,000	33134	99 Cash	2	2	0	≈1,126	Condo	2007	2	
2	A11516574	RE2	CS	41	888 S Douglas Rd Unit#PH14	PUERTA DE PALMAS CONDO PUI	\$620,000	33134	15 Conventional	2	2	0	≈1,224	Condo	2007	2	
3	A11539526	RE2	CS	41	888 S Douglas Rd Unit#1108	PUERTA DE PALMAS CONDO PUI	\$588,000	33134	53 Cash	2	2	0	≈1,162	Condo	2007	2	
4	F10410058	RE2	CS	41	888 S Douglas Rd Unit#PH7	PUERTA DE PALMAS PUERTA DE	\$550,000	33134	139 Cash	2	2	0	1,010	Condo	2007	2	
5	A11661829	RE2	CS	41	888 S Douglas Rd Unit#917	PUERTA DE PALMAS CONDO PUI	\$535,000	33134	37 Cash	2	2	0	≈1,072	Condo	2007	1	
6	A11516461	RE2	CS	41	888 S Douglas Rd Unit#103	PUERTA DE PALMAS CONDO Pue	\$510,000	33134	12 Conventional	1	1	1	≈1,131	Condo	2007	2	
7	A11636017	RE2	CS	41	888 S Douglas Rd Unit#102	PUERTA DE PALMAS CONDO PUI	\$435,000	33134	16 Conventional	1	1	1	≈1,131	Townhouse	2007	1	
8	F10424485	RE2	CS	41	888 S Douglas Rd Unit#906	Puerta De Palma Puerta De Palm	\$399,000	33134	12 Cash	1	1	0	797	Condo	2007	1	

Actions Refine Save Carts
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BREADCRUMB #1 - PAST MLS SALES

SALES INFORMATION					
Deed Type:	DEED	Price:	\$510,000	Qualifiers:	Q
Sale Date:	02/23/2024	Recorded Date:	03/01/2024	Document #	Bk 34115/Pg 1466
Grantor:	MELISSA CONTRERAS	Grantee:	GRETCHEN HOLBROOK GERZINA		
Mortgage Amount:	\$408,000	Instrument Date:	02/28/2024	Document #	2024R0162579
Terms:	6.60%/360 M	Attributes:	Private Party Loan, Original, Private Party, Warranty Deed		
Lender:	MORIGAGE AXEN	Borrower:	GERZINA GRETCHEN HOLBROOK		
Deed Type:	WARRANTY DEED	Price:	\$295,000	Qualifiers:	Q ¹
Sale Date:	12/05/2019	Recorded Date:	12/30/2019	Document #	Bk 31746/Pg 1764
Grantor:	ALIMENTOS VENEZUELA 2011 LLC				
Deed Type:	WARRANTY DEED	Price:	\$259,000	Qualifiers:	Q ¹
Sale Date:	11/20/2013	Recorded Date:	11/25/2013	Document #	Bk 28926/Pg 436
Grantor:	900 BISCAYNE 1712 LLC				
Deed Type:	QUIT CLAIM DEED	Price:	\$0	Qualifiers:	U ²
Sale Date:	08/28/2013	Recorded Date:	09/13/2013	Document #	Bk 28819/Pg 1997
Grantor:	4G CAPITAL LLC				
Deed Type:	TRUSTEES DEED (CERTIFICATE OF TITLE)	Price:	\$200,000	Qualifiers:	U ³
Sale Date:	08/05/2013	Recorded Date:	08/22/2013	Document #	Bk 28785/Pg 373
Grantor:	CARY RIUSECH				
Deed Type:	TRUSTEES DEED (CERTIFICATE OF TITLE)	Price:	\$16,400	Qualifiers:	U ³
Sale Date:	02/26/2013	Recorded Date:	03/13/2013	Document #	Bk 28527/Pg 1456
Grantor:	CARY RIUSECH				
Deed Type:	WARRANTY DEED	Price:	\$321,000	Qualifiers:	Q ¹
Sale Date:	08/01/2007	Recorded Date:	08/25/2007	Document #	Bk 25881/Pg 3923
Grantor:	Not Available				

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

[County Clerk Of Court Website](#)

¹ QUALIFIED, ² UNQUALIFIED - NOT ARMS LENGTH TRANSACTION, ³ UNQUALIFIED - FORECLOSURE OR THIRD PARTY INTERVENTION

BREADCRUMB #2 - IMAPP FOR OWNERS

Browsing Search Results 1 - 58 of 58 results

You now have access a beta version of the new IMAPP. Click help to opt into testing.

New Search Search Results

Browsing Search Results 1 - 58 of 58 results

Results 1-58 Results Not Sorted show 100/page

Select All On This Page Unselect All On This Page show all results

<p>1. 2740 SW 28TH TER #201</p> <p><input checked="" type="checkbox"/> MIAMI, FL 33133-3771</p> <p> Owner(s): HERNANDEZ JORGE L HERNANDEZ YOLANDA M</p> <p>Last Sale: \$195,500 on 03/20/2015</p>	<p>PID 01-4116-139-0010</p> <p>Market Value: \$293,300</p> <p>Assessed Value: \$202,967</p> <p>Waterfront: No</p> <p>Covered Parking: No</p>	<p>Bedrooms: 1</p> <p>Bathrooms: 1</p> <p>Stories: 0</p> <p>Pool: No</p>	<p>Living Area: 613 sf</p> <p>Total Area: 613 sf</p> <p>Year Built: 2006</p> <p>Land Area: No</p>
<p>2. 2740 SW 28TH TER #301</p> <p><input checked="" type="checkbox"/> MIAMI, FL 33133-3771</p> <p>Owner(s): JIMENEZ MARIANA T</p> <p>Last Sale: \$186,990 on 09/01/2006</p>	<p>PID 01-4116-139-0020</p> <p>Market Value: \$303,500</p> <p>Assessed Value: \$197,513</p> <p>Waterfront: No</p> <p>Covered Parking: No</p>	<p>Bedrooms: 1</p> <p>Bathrooms: 1</p> <p>Stories: 0</p> <p>Pool: No</p>	<p>Living Area: 613 sf</p> <p>Total Area: 613 sf</p> <p>Year Built: 2006</p> <p>Land Area: No</p>
<p>3. 2740 SW 28TH TER #401</p> <p><input checked="" type="checkbox"/> MIAMI, FL 33133-3771</p> <p>Owner(s): CHIRIBOGA ALEX L</p> <p>Last Sale: \$0 on 01/03/2023</p>	<p>PID 01-4116-139-0030</p> <p>Market Value: \$313,600</p> <p>Assessed Value: \$313,600</p> <p>Waterfront: No</p> <p>Covered Parking: No</p>	<p>Bedrooms: 1</p> <p>Bathrooms: 1</p> <p>Stories: 0</p> <p>Pool: No</p>	<p>Living Area: 613 sf</p> <p>Total Area: 613 sf</p> <p>Year Built: 2006</p> <p>Land Area: No</p>
<p>4. 2740 SW 28TH TER #501</p> <p><input checked="" type="checkbox"/> MIAMI, FL 33133-3773</p> <p> Owner(s): ZIGMA LLC</p> <p>Last Sale: \$142,800 on 07/22/2014</p>	<p>PID 01-4116-139-0040</p> <p>Market Value: \$323,700</p> <p>Assessed Value: \$224,040</p> <p>Waterfront: No</p> <p>Covered Parking: No</p>	<p>Bedrooms: 1</p> <p>Bathrooms: 1</p> <p>Stories: 0</p> <p>Pool: No</p>	<p>Living Area: 613 sf</p> <p>Total Area: 613 sf</p> <p>Year Built: 2006</p> <p>Land Area: No</p>
<p>5. 2740 SW 28TH TER #601</p> <p><input checked="" type="checkbox"/> MIAMI, FL 33133-3773</p> <p>Owner(s): BURGA HECTOR LUIS BURGA ANGELICA ISABEL</p> <p>Last Sale: \$0 on 11/29/2010</p>	<p>PID 01-4116-139-0050</p> <p>Market Value: \$333,800</p> <p>Assessed Value: \$217,316</p> <p>Waterfront: No</p> <p>Covered Parking: No</p>	<p>Bedrooms: 1</p> <p>Bathrooms: 1</p> <p>Stories: 0</p> <p>Pool: No</p>	<p>Living Area: 613 sf</p> <p>Total Area: 613 sf</p> <p>Year Built: 2006</p> <p>Land Area: No</p>

Browse Results

Spreadsheet

View On Map

Download Results

Create Mail Labels

Refine This Search

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Print This Page

Open Property Links In A New Window

BREADCRUMB #3 - LEGAL SEARCH

CIVIL, FAMILY AND PROBATE COURTS ONLINE SYSTEM


PARTY NAME | **LOCAL CASE NUMBER** | **STATE CASE NUMBER** | **HEARING**

Party Name

Party Type

Case Type **Case Types**

Filing Date Range to

I'm not a robot  reCAPTCHA
Privacy - Terms

SEARCH **RESET**

ⓘ Avoid Captcha by [Registering](#) and/or [Logging In](#)

BREADCRUMB #3 - LEGAL SEARCH

CIVIL, FAMILY AND PROBATE COURTS ONLINE SYSTEM

← BACK TO SEARCH

PRINTER FRIENDLY

Not all search results will be displayed on-line. For example, the following case types (Sealed, Juvenile, Adoption and Mental Health Cases) may or may not be in existence and may or may not be viewable by the public pursuant to Florida Supreme Court Mandate and the corresponding [Access Security Matrix](#).

Search Criteria



Search Results

1 To 50 Of 80

Case Style Information / Case Number	Sect	Case Type	Filing Date	Case Status
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
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.

Search



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](#).

Q Enter Search Criteria

Community Association Name	<input type="text" value="Century"/>
Registration Number	<input type="text"/>
Community Association Address	<input type="text"/>
Folio Number	<input type="text"/>
Association Type	<input type="text" value="Select Association Type"/>
Registration Status	<input type="text" value="Select Registration Status"/>

BREADCRUMB #4 - CONDO REGISTRY

[Q Search CR Again](#)

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	

1

BREADCRUMB #4 - CONDO REGISTRY

Application: CR23002582 [Workflow Information](#) [Permit Information](#) [Summary](#) [Contacts](#) [Fees](#) [Properties](#)

Process No: CR23002582 Issued	Created Date: 1/26/2023	Modified Date: 2/23/2023
Property Type: Residential	Created By: MPEREZ@GABLESPROFESSIONAL.COM	Modified By: MORALES SOLIS, CARLOS
Application Date: 1/26/2023	Folio: 30-4004-077-0001	Number of Buildings: 18
Association Address: 8950 WEST FLAGLER STREET MIAMI, FL 33174	Association Type: Condominium	Number of Units: 318
Association Name: CENTURY PARK CONDO ASSOC., INC.	Fictitious Name: CENTURY PARK CONDO ASSOC, INC.	Managing Entity Number: MA00024056
Fax Number: 3054417982	Phone Number: 3054410904	DBPR Number: 53899
Association Website: WWW.CENTURYPARKCONDO.COM	Email: INFO@GABLESPROFESSIONAL.COM	Community DOS Number:

Task	Current Disposition	Current Disp. Date	Reviewed By	Task Status	Task Status Date	Assigned To	Est. Comp. Date
CAR INTAKE REVIEW	A	2/23/2023	MORALES SOLIS, CARLOS	Checked Out	2/23/2023	MORALES SOLIS, CARLOS	3/1/2023
UPFRONT FEES	A	1/26/2023		Checked Out	1/26/2023		1/27/2023

Showing 1 to 2 of 2 entries

BREADCRUMB #4 - CONDO REGISTRY

CR23002582 Import Errors NO EXPEDITE Application Information Permit Information

Contact Name: **CENTURY PARK CONDO ASSOC., INC.** Submittal Type: **Electronic**
Submittal Status: **Rework** Last Notified:
Municipality: Plan Revision:
Tracking Date: **1/26/2023 2:40 PM** Storage Location: **None**

Tracking Import/Rework Documents 14

Task	Reviewer	Service Type	Entry Date	Exit Date	Est. Comp. Date	Comments
STORAGE			02/23/2023 10:47 AM			
+ CAR INTAKE REVIEW	MORALES SOLIS, CARLOS	W	02/22/2023 2:56 PM	02/23/2023 10:47 AM	03/01/2023 2:56 PM	
STORAGE			02/15/2023 9:21 AM	02/22/2023 2:56 PM		
+ CAR INTAKE REVIEW	MORALES SOLIS, CARLOS	W	01/26/2023 2:47 PM	02/15/2023 9:21 AM	02/02/2023 2:47 PM	TRANSFERRED TO MORALES SOLIS, CARLOS.
IMPORT			01/26/2023 2:40 PM	01/26/2023 2:40 PM	01/27/2023 2:40 PM	
+ UPFRONT FEES			01/26/2023 2:40 PM	01/26/2023 2:47 PM	01/27/2023 2:40 PM	
INTAKE			01/26/2023 2:40 PM	01/26/2023 2:40 PM	01/27/2023 2:40 PM	

Showing 1 to 7 of 7 entries

BREADCRUMB #4 - CONDO REGISTRY

Application: CR23002582 [Workflow Information](#) [Permit Information](#) [Summary](#) [Contacts](#) [Fees](#) [Properties](#)

Process No: CR23002582 Issued	Created Date: 1/26/2023	Modified Date: 2/23/2023
Property Type: Residential	Created By: MPEREZ@GABLESPROFESSIONAL.COM	Modified By: MORALES SOLIS, CARLOS
Application Date: 1/26/2023	Folio: 30-4004-077-0001	Number of Buildings: 18
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Association Name: CENTURY PARK CONDO ASSOC., INC.	Fictitious Name: CENTURY PARK CONDO ASSOC, INC.	Managing Entity Number: MA00024056
Fax Number: 3054417982	Phone Number: 3054410904	DBPR Number: 53899
Association Website: WWW.CENTURYPARKCONDO.COM	Email: INFO@GABLESPROFESSIONAL.COM	Community DOS Number:

Task	Current Disposition	Current Disp. Date	Reviewed By	Task Status	Task Status Date	Assigned To	Est. Comp. Date
CAR INTAKE REVIEW	A	2/23/2023	MORALES SOLIS, CARLOS	Checked Out	2/23/2023	MORALES SOLIS, CARLOS	3/1/2023
UPFRONT FEES	A	1/26/2023		Checked Out	1/26/2023		1/27/2023

Showing 1 to 2 of 2 entries

INTAKE

	01/26/2023	01/26/2023	01/27/2023
	2:40 PM	2:40 PM	2:40 PM

1/2 Showing 1 to 7 of 7 entries

1/26/2023 2:40:27 PM [Bylaws.pdf](#) By Laws Active

Show entries Showing 1 to 10 of 14 entries

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CONDO SUMMIT

