

**PROPERTY PURCHASE AT BROWARD TAX DEED AUCTION-SALE AND COST/BENEFITS ANALYSIS**

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	ALFREDO FUENTES	
<b>PROPERTY ADDRESS</b>	8590 SUNRISE LAKES BLVD, UNIT 206 SUNRISE 33322	
<b>FOLIO #</b>	494128-GH-0180	
<b>FORECLOSURE CASE #</b>	35679	
<b>SALE DATE</b>	9/21/2016	
<b>LIVING AREA</b>	640	
<b>LAYOUT</b>	1/1	
<b>MAP</b>	<a href="https://goo.gl/maps/C2MzfzctE7v">https://goo.gl/maps/C2MzfzctE7v</a>	
<b>COMMUNITY/COMPLEX</b>	SUNRISE LAKES 48 CONDO	

<b>AUCTION PURCHASE PRICE</b>	\$27,300.00	<b>ASSESSED VALUE</b>	\$21,380.00
<b>OPENING BID</b>	\$10,777.02	<b>MARKET VALUE</b>	\$48,000.00
<b>RENT AMOUNT</b>	\$950.00	<b>MONTHLY HOA</b>	\$285.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	\$81.90	<b>DUE HOA/CONDO*</b>	\$0.00
<b>QUITE TITLE COST (TO SELL)</b>	\$2,750.00	<b>OTHER LIENS</b>	\$0.00
<b>SELLING CLOSING COSTS 1.3%</b>	\$0.00	<b>AUCTION SERVICE FEE</b>	\$819.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	\$0.00
<b>ESTIMATED REPAIRS \$15X SQ FT</b>	\$9,600.00	<b>TOTAL COSTS</b>	\$13,250.90

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$40,550.90	<b>PROFIT</b>	\$7,449.10
<b>PORCENTUAL PROFIT</b>	18.37%	<b>CAP RATE</b>	23.30%

**COMMENTS**

1/1 CONDO. HOUSING FOR OLDER PERSONS 55+ YOU CAN RENT AFTER 1ST YEAR OWNED. PHASE 2 PRICED TO SELL QUICKLY.. HURRY UP!!!!!!

**FACTS:** Condo, Built in 1974, Cooling: Other, Laundry: In Unit, Parking: Carport, Garage - Attached, Last sold: Jun 1996 for \$19,000

**FEATURES:** Flooring: Carpet, Patio, View: Park, Water, Waterfront, **APPLIANCES INCLUDED**, Dishwasher Garbage disposal, Range / Oven, Refrigerator, Washer, **CONSTRUCTION**, Exterior material: Cement concrete, Stucco

**Roof type:** Other, **Room count:** 1, **Stories:** 0, **Structure type:** Other, **Unit count:** 1

**OTHER:** Floor size: 640 sqft, Heating: Electric, Last remodel year: 1975, Parcel #: 494128GH0180, Unit floor #: 2