

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

PROPERTY DESCRIPTION

OWNER'S NAME	ALLAN NORLEM	
PROPERTY ADDRESS	11000 SW 120 ST MIAMI 33176	
FOLIO #	30-5018-002-0860	
FORECLOSURE CASE #	2010-023420-CA-01	
SALE DATE	4/20/2017	
LIVING AREA	2,623	
LAYOUT	4/2	
MAP	https://goo.gl/maps/CEsVDo8p8g62	
COMMUNITY/COMPLEX	PINE SHORE	

AUCTION PURCHASE PRICE	\$351,300.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$454,368.65	MARKET VALUE	\$510,000.00
RENT AMOUNT	\$3,500.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$8,079.90	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS*	\$12,000.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$21,078.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$26,230.00	TOTAL COSTS	\$67,387.90

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$418,687.90	PROFIT	\$91,312.10
PORCENTUAL PROFIT	21.81%		

COMMENTS

One story house with pool on builder's 1/2 acre lot. Rennovate this home and make it your own. Master bedroom with walk in closet, appliances plus gas water heater. No homeowner Association. Excellent school district! Zone "X" not a flood zone.
 Facts: ■Lot: 0.35 acres ■Single Family ■Built in 1972 ■Last sold: Nov 2009 for \$349,900 ■Elementary school: Floyd; Gloria
 ■Middle school: Southwood ■High school: Miami Killian
 Features: ■Parking: 252 sqft garage ■Pool
 Construction: ■Exterior material: Cement concrete ■Roof type: Other ■Stories: 1 ■Unit count: 1
 Other: ■Floor size: 2,623 sqft ■Last remodel year: 1972 ■Lot depth: 123 ft ■Lot width: 122 ft ■Parcel #: 3050180020860
 ■Zillow Home ID: 44286780

LIENS & VIOLATIONS WITH THE CITY FOUND, SUBJECT TO CHANGE FOR NEGOTIATION.

