

PROPERTY PURCHASE AT BROWARD AUCTION- SALE AND COST/BENEFITS ANALYSIS			
PROPERTY INFORMATION			
OWNER'S NAME		KIMBERLY JEFFREY	
PROPERTY ADDRESS		4146 NW 52 AVE LAUDERDALE LAKES 33319	
FOLIO #		494124130540	
FORECLOSURE CASE #		CACE-23-001239	
SALE DATE		3/25/2025	
LIVING AREA		1,406	
LOT AREA		4,516	
LAYOUT		3/2	
MAP		<a href="https://maps.app.goo.gl/QpST3K">https://maps.app.goo.gl/QpST3K</a> <a href="#">ZM8a2KrtFh8</a>	
COMMUNITY/COMPLEX		ORIOLE ESTATES	
PROPERTY VALUE			
AUCTION PURCHASE PRICE	\$250,000.00	PLAINTIFF MAX BID	HIDDEN
FINAL JUDGMENT	\$246,749.52	MARKET VALUE	\$365,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$0.00
PROPERTY'S ENCUMBRANCES/COSTS			
COURT FEES	\$5,500.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$15,000.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$30X SQ FT	\$42,180.00	TOTAL COSTS	\$62,680.00
INVESTMENT PROCEEDS			
TOTAL INVESTMENT	\$312,680.00	PROFIT	\$52,320.00
PORCENTUAL PROFIT	16.73%		
COMMENTS			
This 1124 square foot single family home has 2 bedrooms and 2.0 bathrooms. This home is located at 4146 NW 52nd Ave, Lauderdale Lakes, FL 33319.			
NO LIENS WITH THE CITY FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.			