

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

**PROPERTY INFORMATION**

<b>OWNER'S NAME</b>	<b>DRT GLOBAL LLC</b>
<b>PROPERTY ADDRESS</b>	<b>10208 NW 88 TER DORAL 33178</b>
<b>FOLIO #</b>	<b>35-3008-005-0830</b>
<b>FORECLOSURE CASE #</b>	<b>2022-003368-CA-01</b>
<b>SALE DATE</b>	<b>3/11/2024</b>
<b>LIVING AREA</b>	<b>1,793</b>
<b>LOT AREA</b>	<b>2,508</b>
<b>LAYOUT</b>	<b>4/2.5</b>
<b>MAP</b>	<a href="https://maps.app.goo.gl/FZTpjzci">https://maps.app.goo.gl/FZTpjzci</a> <b>mS3bAxoc7</b>
<b>COMMUNITY/COMPLEX</b>	<b>ASTORIA AT GRAND BAY</b>



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$470,200.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$372,511.00</b>	<b>MARKET VALUE</b>	<b>\$645,000.00</b>
<b>RENT AMOUNT</b>	<b>\$4,000.00</b>	<b>MONTHLY HOA</b>	<b>\$293.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

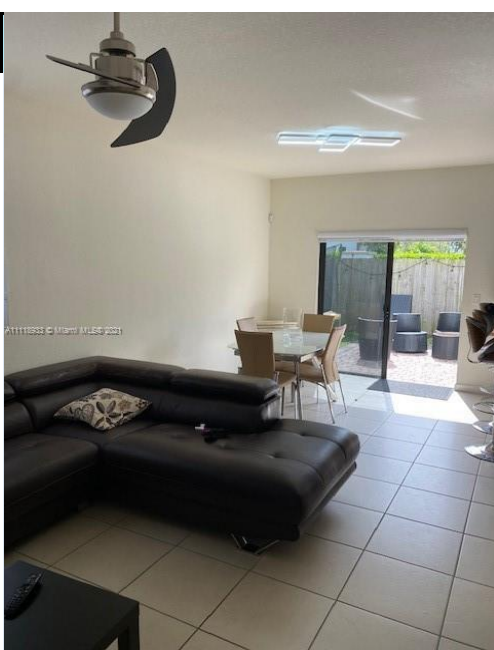
<b>COURT FEES</b>	<b>\$10,344.40</b>	<b>DUE HOA/CONDO*</b>	<b><u>\$0.00</u></b>
<b>DUE COUNTY TAXES</b>	<b><u>\$0.00</u></b>	<b>OTHER LIENS</b>	<b><u>\$0.00</u></b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 4%</b>	<b>\$18,808.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$20X SQ FT</b>	<b>\$35,860.00</b>	<b>TOTAL COSTS</b>	<b>\$65,012.40</b>

**INVESTMENT PROCEEDS**

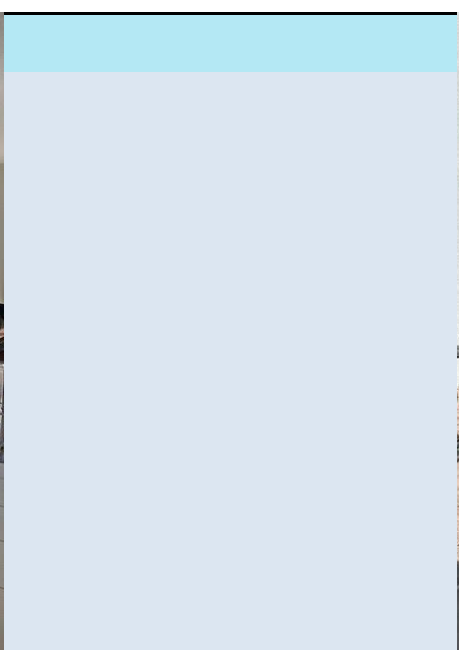
<b>TOTAL INVESTMENT</b>	<b>\$535,212.40</b>	<b>PROFIT</b>	<b>\$109,787.60</b>
<b>PORCENTUAL PROFIT</b>	<b>20.51%</b>	<b>CAP RATE</b>	<b>7.20%</b>

**COMMENTS**

10208 NW 88th Ter is a 1,793 square foot townhouse on a 2,508 square foot lot with 4 bedrooms and 2 bathrooms. - it last sold on March 01, 2016 for \$447,000. We estimate the home's value is \$643,682. DUE TAXES IN THE AMOUNT OF \$29,460 AND LIEN & DEBT WITH THE ASSOCIATION IN THE AMOUNT OF \$15,000 HAVE BEEN FOUND, SUCH AMOUNTS ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS, WHICH IS ESTIMATED IN \$95,000.



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