

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	KENNETH SWENSON	
<b>PROPERTY ADDRESS</b>	5511 GARFIELD ST HOLLYWOOD 33021	
<b>FOLIO #</b>	514207102441	
<b>FORECLOSURE CASE #</b>	CACE-09-016213	
<b>SALE DATE</b>	7/26/2016	
<b>LIVING AREA</b>	2,600	
<b>LAYOUT</b>	3/2.5	
<b>MAP</b>	<a href="https://goo.gl/maps/USKLwkYrpUn">https://goo.gl/maps/USKLwkYrpUn</a>	
<b>COMMUNITY/COMPLEX</b>	HOLLYWOOD HILLS	

<b>AUCTION PURCHASE PRICE</b>	\$260,700.00	<b>MAXIMUM BIT</b>	\$265,000.00
<b>FINAL JUGDMENT</b>	\$515,577.51	<b>MARKET VALUE</b>	\$350,000.00
<b>RENT AMOUNT</b>	\$2,400.00	<b>MONTHLY HOA</b>	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	\$782.10	<b>DUE HOA/CONDO*</b>	\$0.00
<b>DUE COUNTY TAXES</b>	\$0.00	<b>OTHER LIENS</b>	\$0.00
<b>SELLING CLOSING COSTS 1.3%</b>		<b>AUCTION SERVICE FEE</b>	\$10,428.00
<b>FEDERAL TAXES/LIENS</b>	\$0.00	<b>SALE COMMISSIONS</b>	
<b>REPAIRS \$15X SQ FT</b>	\$31,200.00	<b>TOTAL COSTS</b>	\$42,410.10

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	\$303,110.10	<b>PROFIT</b>	\$46,889.90
<b>PORCENTUAL PROFIT</b>	15.47%		

**COMMENTS**

This 2600 square foot single family home has 3 bedrooms and 2.0 bathrooms. It is located at 5511 Garfield St Hollywood, Florida.  
**Facts:** ■ Lot: 7,088 sqft ■ Single Family ■ Built in 1969 ■ Last sold: Mar 2007 for \$380,000  
**Features:** ■ Pool  
**Construction:** ■ Exterior material: Cement concrete ■ Roof type: Tile ■ Stories: 1 ■ Unit count: 1  
**Other:** ■ Floor size: 2,600 sqft ■ Last remodel year: 1969 ■ Lot width: 70 ft ■ Parcel #: 514207102441