

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

PROPERTY DESCRIPTION

OWNER'S NAME	MANUEL HERNANDEZ
PROPERTY ADDRESS	8020 SUNRISE LAKES DR, UNIT 209
FOLIO #	SUNRISE 33322 494128-CB-0210
FORECLOSURE CASE #	35139
SALE DATE	9/21/2016
LIVING AREA	850
LAYOUT	2/2
MAP	https://goo.gl/maps/fP6PfmR4LUH2
COMMUNITY/COMPLEX	SUNRISE LAKES 25 CONDO



AUCTION PURCHASE PRICE	\$26,400.00	ASSESSED VALUE	\$24,400.00
OPENING BID	\$5,556.04	MARKET VALUE	\$51,000.00
RENT AMOUNT	\$1,250.00	MONTHLY HOA	\$300.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$79.20	DUE HOA/CONDO*	\$0.00
QUITE TITLE COST (TO SELL)	\$2,750.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE	\$792.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
ESTIMATED REPAIRS \$15X SQ FT	\$12,750.00	TOTAL COSTS	\$16,371.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$42,771.20	PROFIT	\$8,228.80
PORCENTUAL PROFIT	19.24%	CAP RATE	38.80%

COMMENTS

Just painted thru-out with pastel colors.
 Floor tiles installed over cork padding to help improved insulation. Enclosed balcony...can be use as an additional room. Front view to parking spaces, back view to green relaxing area. Neighborhood Description, Is a very peaceful, tranquil area where most buildings are occupied by 55+ families but hardly you see them.
 Back relaxing area, kitchen redone with tile walls and counter, Low maintenance.
 FACTS:Condo, Built in 1973, Cooling: Central, Heating: Other, Parking: Off street, Last sold: Jan 2000 for \$22,000
 FEATURES: Barbecue, Cable Ready, Ceiling Fan, Elevator, Flooring: Tile, Garden, Pool, Sprinkler System
 View: Park