

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

PROPERTY DESCRIPTION

OWNER'S NAME	PARRISH,SYLVESTER	
PROPERTY ADDRESS	6360 ADAMS ST HOLLYWOOD 33023	
FOLIO #	514113000000	
FORECLOSURE CASE #	CACE-14-000410	
SALE DATE	8/22/2017	
LIVING AREA	1,170	
LAYOUT	3/1	
MAP	https://goo.gl/maps/TzULMALFBE92	
COMMUNITY/COMPLEX	BEVERLY PARK	

AUCTION PURCHASE PRICE	\$140,400.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$138,933.57	MARKET VALUE	\$206,000.00
RENT AMOUNT	\$1,750.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$421.20	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$2,500.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$8,424.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$17,550.00	TOTAL COSTS	\$28,895.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$169,295.20	PROFIT	\$36,704.80
PORCENTUAL PROFIT	21.68%		

COMMENTS

Live in the heart of Hollywood, FL. This 3/1 is a perfect starter home. Fresh paint and new flooring. Lot 5,250, Built 1969, Price Sq/Ft \$171.

LIENS FROM THE CITY FOUND