

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

PROPERTY DESCRIPTION

OWNER'S NAME	JOSEPH TROUTMAN	
PROPERTY ADDRESS	2452 NW 55 TER LAUDERHILL 33313	
FOLIO #	494126251180	
FORECLOSURE CASE #	CACE-15-012562	
SALE DATE	9/27/2016	
LIVING AREA	907	
LAYOUT	2/1	
MAP	https://goo.gl/maps/upZPzwoXXnA2	
COMMUNITY/COMPLEX	ORCHARD LAKE TOWNHOUSES	

AUCTION PURCHASE PRICE	\$53,600.00	ASSESSED VALUE	\$38,730.00
FINAL JUDGMENT	\$86,379.00	MARKET VALUE	\$75,000.00
RENT AMOUNT	\$1,150.00	MONTHLY HOA	\$90.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$160.80	DUE HOA/CONDO*	\$3,200.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$750.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$3,216.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$12.5X SQ FT	\$8,000.00	TOTAL COSTS	\$15,326.80

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$68,926.80	PROFIT	\$6,073.20
PORCENTUAL PROFIT	8.81%	CAP RATE	22.30%

COMMENTS

PERSONAL FAVORITE. 2/1 End Unit CBS TOWNHOME. VAULTED CEILINGS. SPECTACULAR INTERIOR. EASY RENTAL Tiled. 907 sq.ft. 2452 NW 55th Ter is a house in Lauderhill, FL 33313. This 907 square foot house sits on a 3,754 square foot lot and features 2 bedrooms and 1 bathroom. This property was built in 1983. Based on Redfin's Lauderhill data, we estimate the home's value is \$87,551. Comparable nearby homes include 2109 NW 55th TE, 2641 NW 47th Ave, and 2021 NW 48th Ter. Nearby schools include Endeavour Primary Learning Center, Royal Palm Elementary School and Castle Hill Elementary School. The closest grocery stores are China Gourmet, Stile's Farmers' Market and Kwick Pic. Nearby coffee shops include Harmonies Brew, Bae House and Cafe Istanbul. Nearby restaurants include China Hut, panda wok and Princess Restaurant. 2452 NW 55th Ter is near John E. Mullen Park, Meditation Gardens and Ilene Lieberman Park. This address can also be written as 2452 Northwest 55th Terrace, Lauderhill, Florida 33313. Facts: ■ Lot: 3,754 sqft ■ Townhouse ■ Built in 1983 ■ Last sold: Jun 1995 for \$37,200
 Features: Construction ■ Exterior material: Cement concrete ■ Roof type: Composition ■ Stories: 1 ■ Unit count: 1
 Other: ■ Floor size: 907 sqft ■ Last remodel year: 1984 ■ Parcel #: 494126251180

