

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

PROPERTY INFORMATION

OWNER'S NAME	GARVIN, ROBERT
PROPERTY ADDRESS	222 NW 20TH PL CAPE CORAL 3399
FOLIO #	04-44-23-C1-03825.0510
FORECLOSURE CASE #	24-CA-001777
SALE DATE	9/12/2024
LIVING AREA	1,785
LOT AREA	10,454
LAYOUT	3/2
MAP	https://maps.app.goo.gl/v8eubH EuxgTXWvxe8
COMMUNITY/COMPLEX	CAPE CORAL



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$241,110.00	MAXIMUM BIT	\$196,600.00
FINAL JUGDMENT	\$253,864.76	MARKET VALUE	\$425,000.00
RENT AMOUNT	\$2,800.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$5,304.42	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$5,000.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3.5%	\$8,438.85
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$30X SQ FT	\$53,550.00	TOTAL COSTS	\$72,293.27

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$313,403.27	PROFIT	\$111,596.73
PORCENTUAL PROFIT	35.61%		

COMMENTS

This 1,785 square foot home has 3.0 bedrooms and 2.0 bathrooms and swimming pool. This home is located at 1222 NW 20th Pl, Cape Coral, FL 33993.
LIENS & VIOLATIONS WITH THE CITY FOUND, SUCH LINES & AMOUNTS ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.