

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

PROPERTY INFORMATION

OWNER'S NAME	HIGHLANDS DEVELOPMENT COMPANY
PROPERTY ADDRESS	1312 POLK ST HOLLYWOOD 33019
FOLIO #	514214011930
FORECLOSURE CASE #	CACE-20-002288
SALE DATE	7/13/2021
LIVING AREA	3,519
LOT AREA	19,422
LAYOUT	6/2
MAP	https://goo.gl/maps/8sqmJfyXZqbX89gh8
COMMUNITY/COMPLEX	HOLLYWOOD LAKES



For Zillow Inc - 06/09/2021
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PROPERTY VALUE

MAXIMUM AUCTION PURCHASE PRICE	\$650,000.00	MAXIMUM BID	HIDDEN
FINAL JUDGMENT	\$826,051.18	MARKET VALUE	\$855,000.00
RENT AMOUNT	\$0.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$13,000.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 2.5%	\$16,250.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$52,785.00	TOTAL COSTS	\$82,035.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$732,035.00	PROFIT	\$122,965.00
PORCENTUAL PROFIT	16.80%		

COMMENTS

Duplex, 3,519 living Square Feet, lot area 19,422. 6 Bed / 2 Bath, swimming pool, situated on 1312 POLK ST HOLLYWOOD 33019, needs work, great to build a dream house, or to split and build multiple properties. 3 lots sitting in the Heart of East Hollywood.

NO LIENS WITH THE CITY FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.