

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

PROPERTY INFORMATION			
OWNER'S NAME	PANDORA BROWN		
PROPERTY ADDRESS	3510 SW 36 CT WEST PARK 33023		
FOLIO #	514230081470		
FORECLOSURE CASE #	CACE-21-019287		
SALE DATE	4/8/2025		
LIVING AREA	1,358		
LOT AREA	7,750		
LAYOUT	3/1		
MAP	<a href="https://maps.app.goo.gl/zE8No2H9mUbzHLe8A">https://maps.app.goo.gl/zE8No2H9mUbzHLe8A</a>		
COMMUNITY/COMPLEX	LAKE FOREST		
PROPERTY VALUE			
AUCTION PURCHASE PRICE	\$335,600.00	MAXIMUM BIT	HIDDEN
FINAL JUGGDMENT	\$272,688.23	MARKET VALUE	\$465,000.00
RENT AMOUNT	\$1,500.00	MONTHLY HOA	\$0.00
PROPERTY'S ENCUMBRANCES/COSTS			
COURT FEES	\$7,383.20	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	<u>\$1,974.00</u>	OTHER LIENS	<u>\$0.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$20,136.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$25X SQ FT	\$33,950.00	TOTAL COSTS	\$63,443.20
INVESTMENT PROCEEDS			
TOTAL INVESTMENT	\$399,043.20	PROFIT	\$65,956.80
PORCENTUAL PROFIT	16.53%		
COMMENTS			
This 1,358 square foot single family home has 3 bedrooms and 1 bathroom. This home is located at 3510 SW 36 CT WEST PARK 33023.			
NO VIOLATIONS OR LIENS WITH THE CITY FOUND, ANY AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.			