

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

PROPERTY DESCRIPTION

OWNER'S NAME	LYNDA WILLIAMS
PROPERTY ADDRESS	3531 INVERRARY DR 401 LAUDERHILL 33319
FOLIO #	494123CJ0310
FORECLOSURE CASE #	CACE-14-000363
SALE DATE	7/19/2016
LIVING AREA	1,070
LAYOUT	2/2
MAP	https://goo.gl/maps/UnEzMrKWysU <u>2</u>
COMMUNITY/COMPLEX	LAS VISTAS



AUCTION PURCHASE PRICE	\$39,200.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$18,258.39	MARKET VALUE	\$72,500.00
RENT AMOUNT	\$1,250.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$117.60	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE	\$1,176.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$10,700.00	TOTAL COSTS	\$11,993.60

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$51,193.60	PROFIT	\$21,306.40
PORCENTUAL PROFIT	41.62%		

COMMENTS

This 1070 square foot condo has 2 bedrooms and 2.0 bathrooms. It is located at 3531 Inverrary Dr Lauderhill, Florida. Large corner unit with nice water view from living room and patio
Facts ■ Condo ■ Built in 1975 ■ Last sold: Jul 2001 for \$46,0005 ■ Cooling: Central ■ Last sold: Jan 2015 for \$58,000
 ■ Last sale price/sqft: \$54
Features
 ■ Disability Access
 ■ Flooring: Carpet, Tile
 ■ Parking: 0 space
 *Estimated Past Due HOA debt.