


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

PROPERTY DESCRIPTION

OWNER'S NAME	JACK BROWN	
PROPERTY ADDRESS	703 SW 6 ST DANIA BEACH 33004	
FOLIO #	514203340790	
FORECLOSURE CASE #	CACE-17-002029	
SALE DATE	7/25/2017	
LIVING AREA	1,148	
LAYOUT	3/2	
MAP	https://goo.gl/maps/W7MR2irgKgG2	
COMMUNITY/COMPLEX	DANIA BEACH	

AUCTION PURCHASE PRICE	\$134,400.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$133,729.00	MARKET VALUE	\$215,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$403.20	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$8,064.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$15X SQ FT	\$17,220.00	TOTAL COSTS	\$25,687.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$160,087.20	PROFIT	\$54,912.80
PORCENTUAL PROFIT	34.30%		

COMMENTS

This 1,148 square foot single family home has 3 bedrooms and 2 bathrooms. It is located at 703 SW 6 Street, Dania Beach, Florida.
 Facts: ■Lot: 5,261 sqft ■Single Family ■Built in 2005 ■Great solar potential Sun Number™: 79
 Construction: ■Exterior material: Cement concrete ■Roof type: Other ■Stories: 1 ■Unit count: 1

NO LIENS OR VIOLATIONS FOUND