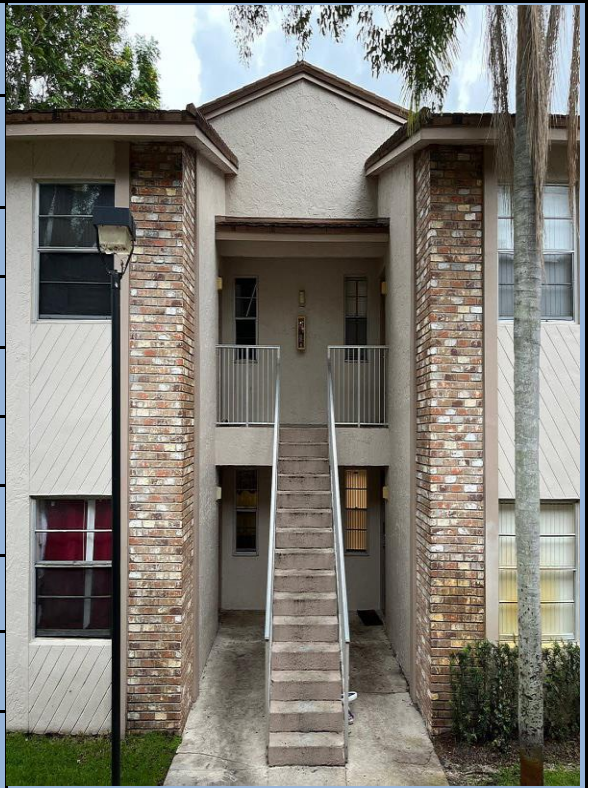


PROPERTY PURCHASE AT MIAMI-DADE AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY INFORMATION

OWNER'S NAME	JEAN PIERRE BAPTISTE
PROPERTY ADDRESS	8343 ROYAL PALM BLVD CORAL SPRINGS 33065
FOLIO #	484122DD0370
FORECLOSURE CASE #	CACE-17-011351
SALE DATE	7/20/2023
LIVING AREA	1,045
LOT AREA	0
LAYOUT	3/2
MAP	https://goo.gl/maps/joAd9WiokWNNFWWhR9
COMMUNITY/COMPLEX	FOREST PARK SOUTH



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$183,200.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$351,491.88	MARKET VALUE	\$255,000.00
RENT AMOUNT	\$2,500.00	MONTHLY HOA	\$365.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$4,030.40	DUE HOA/CONDO*	<u>\$5,000.00</u>
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$0.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 6%	\$10,992.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$25X SQ FT	\$26,125.00	TOTAL COSTS	\$46,147.40

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$229,347.40	PROFIT	\$25,652.60
PORCENTUAL PROFIT	11.19%		

COMMENTS

This 1045 square foot condo home has 3 bedrooms and 2.0 bathrooms. This home is located at 8343 Royal Palm Blvd #201, Pompano Beach, FL 33065.

POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.