

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

PROPERTY INFORMATION

OWNER'S NAME	ALBERT THOMAS
PROPERTY ADDRESS	7151 NW 45 CT LAUDERHILL 33319
FOLIO #	494115061590
FORECLOSURE CASE #	CACE-20-000585
SALE DATE	9/25/2024
LIVING AREA	1,914
LOT AREA	7,405
LAYOUT	3/2
MAP	https://maps.app.goo.gl/wWrfUPyU34a4Re1r7
COMMUNITY/COMPLEX	BOULEVARD EAST



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$376,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$305,631.63	MARKET VALUE	\$530,000.00
RENT AMOUNT	\$3,500.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$8,274.20	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$7,500.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$11,283.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$30X SQ FT	\$57,420.00	TOTAL COSTS	\$84,477.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$460,577.20	PROFIT	\$69,422.80
PORCENTUAL PROFIT	15.07%		

COMMENTS

This 1045 square foot home has 3 bedrooms and 2.0 bathrooms. This home is located in Lauderhill. The estimate for this house is \$530,200. The Rent estimate for this home is \$3,499/mo. VIOLATIONS & LIENS WITH THE CITY FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.

