

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

PROPERTY INFORMATION

OWNER'S NAME	MICHAEL SWEETNEY
PROPERTY ADDRESS	9301 NW 61 ST TAMARAC 33321
FOLIO #	494108160110
FORECLOSURE CASE #	CACE-24-013342
SALE DATE	6/10/2025
LIVING AREA	1,241
LOT AREA	1,842
LAYOUT	2/2
MAP	https://maps.app.goo.gl/4W9VPEy5haokVnPj6
COMMUNITY/COMPLEX	PATIO HOMES AT FAIRMONT



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$246,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$96,465.20	MARKET VALUE	\$347,500.00
RENT AMOUNT	\$2,500.00	MONTHLY HOA	\$0.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$5,414.20	DUE HOA/CONDO*	<u>\$0.00</u>
DUE COUNTY TAXES	<u>\$0.00</u>	OTHER LIENS	<u>\$0.00</u>
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$7,383.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$25X SQ FT	\$31,025.00	TOTAL COSTS	\$43,822.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$289,922.20	PROFIT	\$57,577.80
PORCENTUAL PROFIT	19.86%		

COMMENTS

This 1241 square foot single family home has 2 bedrooms and 2.0 bathrooms. This home is located at 9301 NW 61st St, Tamarac, FL 33321.

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