

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	<b>GIOVANNI SALVATORE</b>
<b>PROPERTY ADDRESS</b>	<b>8460 SUNRISE LAKES BLVD 205 SUNRISE 33313</b>
<b>FOLIO #</b>	<b>494128HA0170</b>
<b>FORECLOSURE CASE #</b>	<b>CACE-14-013538</b>
<b>SALE DATE</b>	<b>5/4/2016</b>
<b>LIVING AREA</b>	<b>640</b>
<b>LAYOUT</b>	<b>1/1</b>
<b>MAP</b>	<a href="https://goo.gl/maps/nTtJui8VwK">https://goo.gl/maps/nTtJui8VwK</a>
<b>COMMUNITY/COMPLEX</b>	<b>SUNRISE LAKES 52</b>



**PROPERTY VALUE**

<b>ESTIMATED AUCTION PURCHASE PRICE</b>	<b>\$21,000.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMNT</b>	<b>\$20,488.98</b>	<b>MARKET VALUE</b>	<b>\$51,000.00</b>
<b>RENT AMOUNT</b>	<b>\$900.00</b>	<b>MONTHLY HOA</b>	<b>\$275.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$483.00</b>	<b>DUE HOA/CONDO*</b>	<b>\$9,000.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$0.00</b>	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 1.5%</b>	<b>\$765.00</b>	<b>AUCTION SERVICE FEE</b>	<b>\$1,260.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$3,060.00</b>
<b>REPAIRS</b>	<b>\$4,800.00</b>	<b>TOTAL COSTS</b>	<b>\$19,368.00</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$40,368.00</b>	<b>PROFIT</b>	<b>\$10,632.00</b>
<b>PORCENTUAL PROFIT</b>	<b>26.34%</b>		

**COMMENTS**

This home is a great investor opportunity.

Facts: ■ Condo ■ Built in 1974

\*Estimated Past Due HOA debt subject to negotiation.

