

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

PROPERTY DESCRIPTION

OWNER'S NAME	ADELINE LOUIMA
PROPERTY ADDRESS	5226 NW 24 CT, UNIT 88 LAUDERHILL
FOLIO #	33313
FORECLOSURE CASE #	494126-DB-0080
SALE DATE	35755
LIVING AREA	9/21/2016
LAYOUT	829
MAP	2/1
COMMUNITY/COMPLEX	https://goo.gl/maps/BFRsNZamf5A2
	INVERNESS VILLAGE 3 CONDO



PROPERTY FINANCIALS

AUCTION PURCHASE PRICE	\$38,100.00	ASSESSED VALUE	\$24,500.00
OPENING BID	\$5,651.00	MARKET VALUE	\$55,000.00
RENT AMOUNT	\$1,100.00	MONTHLY HOA	\$250.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$114.30	DUE HOA/CONDO*	\$0.00
QUITE TITLE COST (TO SELL)	\$2,750.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE	\$1,143.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
ESTIMATED REPAIRS \$10X SQ FT	\$16,000.00	TOTAL COSTS	\$20,007.30

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$58,107.30	PROFIT	-\$3,107.30
PORCENTUAL PROFIT	-5.35%	CAP RATE	23.70%

COMMENTS

This 829 square foot condo home has 2 bedrooms and 1.0 bathrooms. It is located at 5226 NW 24th Ct Lauderdale, Florida.
FACTS: Condo, Built in 1980, Last sold: Dec 2006 for \$139,900, Great solar potential Sun Number™: 87
FEATURES: CONSTRUCTION, Unit count: 1, OTHER, Floor size: 829 sqft, Last remodel year: 1981
 Parcel #: 494126DB0080