

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

PROPERTY DESCRIPTION

OWNER'S NAME	RALPH WAGNER
PROPERTY ADDRESS	2951 SUNRISE LAKES DR, UNIT 307 SUNRISE 33322
FOLIO #	494128-BJ-0310
FORECLOSURE CASE #	36315
SALE DATE	11/16/2016
LIVING AREA	640
LAYOUT	1/1
MAP	https://goo.gl/maps/3ntnTsRxw1M2
COMMUNITY/COMPLEX	SUNRISE LAKES 18 CONDO



AUCTION PURCHASE PRICE	\$24,600.00	ASSESSED VALUE	\$24,400.00
OPENING BID	\$8,277.50	MARKET VALUE	\$46,000.00
RENT AMOUNT	\$950.00	MONTHLY HOA	\$300.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$73.80	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	\$738.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
ESTIMATED REPAIRS \$15X SQ FT	\$9,600.00	TOTAL COSTS	\$13,161.80

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$37,761.80	PROFIT	\$8,238.20
PORCENTUAL PROFIT	21.82%	CAP RATE	44.70%

COMMENTS

FACTS:Condo, Built in 1973, Cooling: Central, Heating: Other, Parking: Off street, Last sold: Jan 2000 for \$22,000
FEATURES: Barbecue, Cable Ready, Ceiling Fan, Elevator, Flooring: Tile, Garden, Pool, Sprinkler System
View: Park