

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

PROPERTY DESCRIPTION

OWNER'S NAME	ARTHUR HURLEY
PROPERTY ADDRESS	6200 NW 62 ST UNIT 108 TAMARAC 33319
FOLIO #	494111-AG-0080
FORECLOSURE CASE #	34870
SALE DATE	8/17/2016
LIVING AREA	660
LAYOUT	1/1
MAP	
COMMUNITY/COMPLEX	BERMUDA CLUB FOUR CONDO



AUCTION PURCHASE PRICE	\$30,400.00	ASSESSED VALUE	\$22,110.00
OPENING BID	\$6,119.82	MARKET VALUE	\$48,000.00
RENT AMOUNT	\$1,150.00	MONTHLY HOA	\$380.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$91.20	DUE HOA/CONDO*	\$0.00
QUITE TITLE COST	\$2,750.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE	\$912.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
ESTIMATED REPAIRS \$15X SQ FT	\$8,000.00	TOTAL COSTS	\$11,753.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$42,153.20	PROFIT	\$5,846.80
PORCENTUAL PROFIT	13.87%	CAP RATE	21.25%

COMMENTS

This 660 square foot condo home has 1 bedrooms and 1.0 bathrooms. It is located at 6200 NW 62nd St Tamarac, Florida.
 Facts: ■Condo ■Built in 1974 ■HOA Fee: \$385/mo ■Cooling: Central ■Heating: Forced air ■Laundry: Shared ■Parking: Carport, Garage - Attached, 1 space
 Features: ■Cable Ready ■Elevator