

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

PROPERTY INFORMATION

OWNER'S NAME	PALMER, BERNARD
PROPERTY ADDRESS	4917 NW 48 AVE TAMARAC 33319
FOLIO #	494113060020
FORECLOSURE CASE #	CACE-22-001073
SALE DATE	6/25/2024
LIVING AREA	1,435
LOT AREA	4,675
LAYOUT	2/2
MAP	https://maps.app.goo.gl/dUZ1UCJZVFCHPLcW7
COMMUNITY/COMPLEX	MAINLANDS OF TAMARAC LAKES



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$280,100.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$294,716.71	MARKET VALUE	\$460,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$60.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$6,162.20	DUE HOA/CONDO*	<u>\$7,500.00</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%	\$8,403.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$25X SQ FT	\$35,875.00	TOTAL COSTS	\$57,940.20

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$338,040.20	PROFIT	\$121,959.80
PORCENTUAL PROFIT	36.08%		

COMMENTS

This 1435 square foot single family home has 2 bedrooms and 2.0 bathrooms. This home is located at 4917 NW 48th Ave, Fort Lauderdale, FL 33319.

DEBT & LIEN WITH THE ASSOCIATION FOUND, ANY AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.