

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

PROPERTY DESCRIPTION

OWNER'S NAME	MARILYN LIFSHITZ	
PROPERTY ADDRESS	16141 BLATT BLVD 412 WESTON 33326	
FOLIO #	504005AM1550	
FORECLOSURE CASE #	CACE-16-003497	
SALE DATE	2/6/2018	
LIVING AREA	1,292	
LAYOUT	2/2	
MAP	https://goo.gl/maps/x4Qjmx3yKjp	
COMMUNITY/COMPLEX	FAIRWAYS AT BONAVENTURE	

AUCTION PURCHASE PRICE	\$141,620.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$259,937.25	MARKET VALUE	\$194,000.00
RENT AMOUNT	\$1,665.00	MONTHLY HOA	\$360.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$424.86	DUE HOA/CONDO*	\$2,800.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 8%	\$8,497.20
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$12,920.00	TOTAL COSTS	\$24,642.06

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$166,262.06	PROFIT	\$27,737.94
PORCENTUAL PROFIT	16.68%	CAP RATE	8.30%

COMMENTS

This 1292 square foot condo has 2 bedrooms and 2.0 bathrooms. It is located at 16141 Blatt Blvd Weston, Florida.

FACTS: Condo, Built in 1981

FEATURES, Floor size: 1,292 sqft, Last remodel year: 1982

Parcel #: 504005AM1550

Zillow Home ID: 43133176

LIEN WITH THE ASSOCIATION *ESTIMATED SUBJECT TO NEGOTIATION.