

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

**PROPERTY INFORMATION**

<b>OWNER'S NAME</b>	<b>FRANK FERNANDEZ</b>
<b>PROPERTY ADDRESS</b>	<b>15655 SW 74 CIRCLE DR 10-6 MIAMI 33193</b>
<b>FOLIO #</b>	<b>30-4933-107-0400</b>
<b>FORECLOSURE CASE #</b>	<b>2021-020345-CA-01</b>
<b>SALE DATE</b>	<b>3/18/2024</b>
<b>LIVING AREA</b>	<b>1,100</b>
<b>LOT AREA</b>	<b>0</b>
<b>LAYOUT</b>	<b>2/2</b>
<b>MAP</b>	<b><a href="https://maps.app.goo.gl/SLBFCf8fNcF8b1Y98">https://maps.app.goo.gl/SLBFCf8fNcF8b1Y98</a></b>
<b>COMMUNITY/COMPLEX</b>	<b>THE FOUNTAINS I</b>



**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$223,000.00</b>	<b>MAXIMUM BIT</b>	<b>HIDDEN</b>
<b>FINAL JUGDMENT</b>	<b>\$276,300.04</b>	<b>MARKET VALUE</b>	<b>\$300,000.00</b>
<b>RENT AMOUNT</b>	<b>\$1,600.00</b>	<b>MONTHLY HOA</b>	<b>\$200.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$4,906.00</b>	<b>DUE HOA/CONDO*</b>	<b><u>\$3,500.00</u></b>
<b>DUE COUNTY TAXES</b>	<b><u>\$0.00</u></b>	<b>OTHER LIENS</b>	<b><u>\$0.00</u></b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 2%</b>	<b>\$4,460.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$25X SQ FT</b>	<b>\$27,500.00</b>	<b>TOTAL COSTS</b>	<b>\$40,366.00</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$263,366.00</b>	<b>PROFIT</b>	<b>\$36,634.00</b>
<b>PORCENTUAL PROFIT</b>	<b>13.91%</b>	<b>CAP RATE</b>	<b>7.20%</b>

**COMMENTS**

This 1100 square foot condo home has 2 bedrooms and 2.0 bathrooms. This home is located at 15655 SW 74th Circle Dr APT 10-6, Miami, FL 33193. LIEN & DEBT WITH THE ASSOCIATION HAVE BEEN FOUND, SUCH AMOUNTS ARE SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.