

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

**PROPERTY INFORMATION**

<b>OWNER'S NAME</b>	<b>ROATH,LEE</b>	
<b>PROPERTY ADDRESS</b>	<b>10620 NW 28 MNR SUNRISE 33322</b>	
<b>FOLIO #</b>	<b>494130061500</b>	
<b>FORECLOSURE CASE #</b>	<b>CACE-22-013676</b>	
<b>SALE DATE</b>	<b>11/14/2024</b>	
<b>LIVING AREA</b>	<b>1,905</b>	
<b>LOT AREA</b>	<b>7,405</b>	
<b>LAYOUT</b>	<b>3/2</b>	
<b>MAP</b>	<a href="https://maps.app.goo.gl/K4jFVnW8bbofonEt9">https://maps.app.goo.gl/K4jFVnW8bbofonEt9</a>	
<b>COMMUNITY/COMPLEX</b>	<b>SUNRISE GOLF VILLAGE</b>	

**PROPERTY VALUE**

<b>AUCTION PURCHASE PRICE</b>	<b>\$413,100.00</b>	<b>PLAINTIFF MAX BID</b>	<b>HIDDEN</b>
<b>FINAL JUDGMENT</b>	<b>\$439,243.95</b>	<b>MARKET VALUE</b>	<b>\$545,000.00</b>
<b>RENT AMOUNT</b>	<b>\$3,700.00</b>	<b>MONTHLY HOA</b>	<b>\$0.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$8,262.00</b>	<b>DUE HOA/CONDO*</b>	<b>\$0.00</b>
<b>DUE COUNTY TAXES</b>	<b>\$0.00</b>	<b>OTHER LIENS</b>	<b>\$0.00</b>
<b>SELLING CLOSING COSTS 1.3%</b>	<b>\$0.00</b>	<b>AUCTION SERVICE FEE 3%</b>	<b>\$12,393.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$0.00</b>
<b>REPAIRS \$30X SQ FT</b>	<b>\$57,150.00</b>	<b>TOTAL COSTS</b>	<b>\$77,805.00</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$490,905.00</b>	<b>PROFIT</b>	<b>\$54,095.00</b>
<b>PORCENTUAL PROFIT</b>	<b>11.02%</b>		

**COMMENTS**

This 1,905 square foot single family home has 3 bedrooms and 2.0 bathrooms. This home is located at 10620 NW 28 Manor, Sunrise, FL 33322.  
**NO LIENS WITH THE CITY FOUND, IF ANY, SUCH AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.**