



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

PROPERTY DESCRIPTION

| | |
|--------------------|---|
| OWNER'S NAME | GASPARE LOPRESTI |
| PROPERTY ADDRESS | 5021 W OAKLAND PARK BLVD 314 LAUDERDALE LAKES 33313 |
| FOLIO # | 494124AB0420 |
| FORECLOSURE CASE # | CACE-13-022524 |
| SALE DATE | 4/19/2016 |
| LIVING AREA | 944 |
| LAYOUT | 2/2 |
| MAP | https://goo.gl/maps/Q5AU1eNRSr2 |
| COMMUNITY/COMPLEX | BEGONIA GARDENS |



PROPERTY VALUE

| | | | |
|------------------------|-------------|--------------|-------------|
| AUCTION PURCHASE PRICE | \$26,200.00 | MAXIMUM BIT | HIDDEN |
| FINAL JUGDMENT | \$90,269.42 | MARKET VALUE | \$66,000.00 |
| RENT AMOUNT | \$1,250.00 | MONTHLY HOA | \$185.00 |

PROPERTY'S ENCUMBRANCES/COSTS

| | | | |
|--------------------------|-------------|---------------------|--------------------|
| COURT FEES | \$576.40 | DUE HOA/CONDO* | \$7,000.00 |
| DUE COUNTY TAXES | \$0.00 | OTHER LIENS | \$0.00 |
| SELLING CLOSING COSTS 3% | \$0.00 | AUCTION SERVICE FEE | \$786.00 |
| FEDERAL TAXES/LIENS | \$0.00 | SALE COMMISSIONS | \$0.00 |
| REPAIRS | \$19,500.00 | TOTAL COSTS | \$27,862.40 |

INVESTMENT PROCEEDS

| | | | |
|-------------------|-------------|--------|-------------|
| TOTAL INVESTMENT | \$54,062.40 | PROFIT | \$11,937.60 |
| PORCENTUAL PROFIT | 22.08% | | |

COMMENTS

This 944 square foot condo home has 2 bedrooms and 2.0 bathrooms. It is located at 5021 W Oakland Park Blvd Lauderdale Lakes, Florida.

Facts: ■Condo ■Built in 1969 ■All time views: 162 ■Last sold: Mar 1994 for \$30,000

*Estimated Past Due HOA debt.