

PROPERTY PURCHASE AT PALM BEACH AUCTION-SALE AND COST/BENEFITS ANALYSIS

PROPERTY INFORMATION

OWNER'S NAME	MARTIN WOROBEY
PROPERTY ADDRESS	5220 LAS VERDES CIR 317 DELRAY BEACH 33484
FOLIO #	424623170003170
FORECLOSURE CASE #	502024CC015664
SALE DATE	7/30/2025
LIVING AREA	930
LOT AREA	0
LAYOUT	2/2
MAP	https://maps.app.goo.gl/NkfTeyta8fcbBaG29
COMMUNITY/COMPLEX	PALMETTO



PROPERTY VALUE

AUCTION PURCHASE PRICE	\$112,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMENT	\$50,995.82	MARKET VALUE	\$210,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$125.00

PROPERTY'S ENCUMBRANCES/COSTS

COURT FEES	\$2,464.00	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 6%	\$6,720.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$30X SQ FT	\$27,900.00	TOTAL COSTS	\$44,584.00

INVESTMENT PROCEEDS

TOTAL INVESTMENT	\$156,584.00	PROFIT	\$53,416.00
PORCENTUAL PROFIT	34.11%	CAP RATE	\$0.21

COMMENTS

This 930 square foot condo home has 2 bedrooms and 2.0 bathrooms. This home is located at 5220 Las Verdes Cir APT 317, Delray Beach, FL 33484. EXCEPTIONAL CONDITION, GREAT VIEWS, BIG SCREENED BALCONY OVERLOOKS SERENE GARDEN AREA. NEW CARPET! TOP FLOOR IN ELEVATOR BUILDING. ACTIVE GATED COMMUNITY.

POSSIBLE DEBT WITH THE ASSOCIATION, NO LIEN FOUND, ANY AMOUNT IS SUBJECT TO REDUCE BY NEGOTIATIONS, SETTLEMENT OR SETOFF BY SURPLUS.