

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

**PROPERTY DESCRIPTION**

OWNER'S NAME	LUIS COY	
PROPERTY ADDRESS	7719 NW 21 ST MARGATE 33063	
FOLIO #	484126141440	
FORECLOSURE CASE #	CACE-07-027504	
SALE DATE	4/4/2017	
LIVING AREA	2,232	
LAYOUT	3/2	
MAP	<a href="https://goo.gl/maps/8ERhs5A7k9K2">https://goo.gl/maps/8ERhs5A7k9K2</a>	
COMMUNITY/COMPLEX	SPRINGS GATEWAY	

AUCTION PURCHASE PRICE	\$256,000.00	MAXIMUM BIT	HIDDEN
FINAL JUGDMNT	\$452,856.76	MARKET VALUE	\$325,000.00
RENT AMOUNT	\$2,200.00	MONTHLY HOA	\$0.00

**PROPERTY'S ENCUMBRANCES/COSTS**

COURT FEES	\$768.00	DUE HOA/CONDO*	\$0.00
DUE COUNTY TAXES	\$0.00	OTHER LIENS	\$0.00
SELLING CLOSING COSTS 1.3%	\$0.00	AUCTION SERVICE FEE 3%	\$7,680.00
FEDERAL TAXES/LIENS	\$0.00	SALE COMMISSIONS	\$0.00
REPAIRS \$10X SQ FT	\$22,320.00	<b>TOTAL COSTS</b>	<b>\$30,768.00</b>

**INVESTMENT PROCEEDS**

TOTAL INVESTMENT	\$286,768.00	PROFIT	\$38,232.00
PORCENTUAL PROFIT	13.33%		

**COMMENTS**

This 2,232 square foot single family home has 3 bedrooms and 2 bathrooms. It is located at 7719 NW 21 ST Margate, Florida.  
 Facts: ■Lot: 7,501 sqft ■Single Family ■Built in 1989 ■Great solar potential Sun Number™: 79  
 Features: ■Parking: 100 sqft garage, Swinning Pool  
 Construction: ■Exterior material: Cement concrete ■Roof type: Other ■Stories: 1 ■Unit count: 1

**NO LIENS OR VIOLATIONS FOUND**



