

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

**PROPERTY DESCRIPTION**

<b>OWNER'S NAME</b>	<b>KLATZKIN,LEONARD</b>	
<b>PROPERTY ADDRESS</b>	<b>2901 SUNRISE LAKES DR E 308</b>	
<b>PROPERTY ADDRESS</b>	<b>SUNRISE 33322</b>	
<b>FOLIO #</b>	<b>494128BG0320</b>	
<b>FORECLOSURE CASE #</b>	<b>CACE-15-013881</b>	
<b>SALE DATE</b>	<b>8/24/2016</b>	
<b>LIVING AREA</b>	<b>640</b>	
<b>LAYOUT</b>	<b>1/1</b>	
<b>MAP</b>	<a href="https://goo.gl/maps/zHSBmdMg6312">https://goo.gl/maps/zHSBmdMg6312</a>	
<b>COMMUNITY/COMPLEX</b>	<b>SUNRISE LAKE 16</b>	

**PROPERTY SUMMARY**

<b>AUCTION PURCHASE PRICE</b>	<b>\$15,500.00</b>	<b>ASSESSED VALUE</b>	<b>\$16,000.00</b>
<b>FINAL JUDGMENT</b>	<b>\$29,115.70</b>	<b>MARKET VALUE</b>	<b>\$37,871.00</b>
<b>RENT AMOUNT</b>	<b>\$1,150.00</b>	<b>MONTHLY HOA</b>	<b>\$278.00</b>

**PROPERTY'S ENCUMBRANCES/COSTS**

<b>COURT FEES</b>	<b>\$46.50</b>	<b>DUE HOA/CONDO*</b>	<b>\$1,200.00</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>\$492.32</b>	<b>AUCTION SERVICE FEE 4%</b>	<b>\$620.00</b>
<b>FEDERAL TAXES/LIENS</b>	<b>\$0.00</b>	<b>SALE COMMISSIONS</b>	<b>\$2,272.26</b>
<b>REPAIRS \$12.5X SQ FT</b>	<b>\$8,000.00</b>	<b>TOTAL COSTS</b>	<b>\$12,631.08</b>

**INVESTMENT PROCEEDS**

<b>TOTAL INVESTMENT</b>	<b>\$28,131.08</b>	<b>PROFIT</b>	<b>\$9,739.92</b>
<b>PORCENTUAL PROFIT</b>	<b>34.62%</b>	<b>CAP RATE</b>	<b>63.22%</b>

**COMMENTS**

**FACTS:Condo, Built in 1973, 18 days on Zillow  
Views since listing: 171**

\*Estimated Past Due HOA debt.