

US BANKRUPTCY AUCTION

8 Residential Condominiums in The Beverly Building

Deerfield Beach, Florida



**Live Auction Event
Thursday, July 25 @ 11 AM ET**

Exclusively Presented By:



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EXCLUSIVE MARKETING REPRESENTATIVES

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EXECUTIVE SUMMARY



OVERVIEW

Fisher Auction Company, as exclusive marketing agent, is pleased to offer 8 Residential Condominiums in a package purchase in the Beverly Building in Deerfield Beach, Florida.

PROPERTY HIGHLIGHTS

- 4 Story 14 Unit Residential Condominium in great rental area of Deerfield Beach, Florida
- 8 - 870± Square Foot Units with 2 Bedroom, 2 Bathroom Floor Plans
- Prime Location on the NW Corner of Military Trail and NW 45 Street just North of Sample Road
- Adjacent to new Veleiros at Crystal Lake Development by Lennar Homes
- Newer 2 year old Built-up Membrane Roof
- 100% Leased with Upside Potential
- Within minutes to I-95, Florida Turnpike and Fort Lauderdale International Airport
- Close Proximity to Broward Health Hospital-North, Primary and Secondary Schools and Major Employers

CONSTRUCTION FEATURES

- Built Up Membrane Roof
- Single Hung Windows
- CBS Construction
- Tiled Flooring Throughout
- Interior Stairwell and Elevator
- Laundry Facility
- Individual Roof Mounted Central HVAC Systems
- Brick / Stucco Exterior
- 28 Parking Spaces
- Original Construction in 1973. Upgrades in 2006

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PROPERTY DETAILS

Address 900 NW 45 Street, Units 102, 103, 201, 202, 301, 302, 304, 402, Deerfield Beach, Florida 33064

Location Prime location in the Heart of Deerfield Beach on the NW Corner of Military Trail and NW 45th Street. Adjacent to new Veleiros at Crystal Lake Residential Development by Lennar Homes.

Zoning RM-25, City of Deerfield Beach

Utilities Water/Sewer - City of Deerfield Beach
Electric - Florida Power and Light

Building 4 Story Residential Condominium with a total of 14 Units. See Unit Spreadsheet for individual Unit Information

Land Size 17,600± Square Feet / .40± Acres

POA Janitorial, Trash Removal and Water is included in POA Fee. See Unit Spreadsheet for Fee Structure.

Flood Zone Zones X , AH- Map No. I2011C0167H, Elevation 14 Feet

AUCTION DETAILS

Auction Method	The Highest Bid will be Subject to the Trustee’s Approval
Auction Date / Time	Thursday, July 25, 2019@ 11:00 A.M. E.T.
Auction Location	The Residence Inn Fort Lauderdale Pompano Beach 2880 Center Port Circle Pompano Beach, FL 33064 Or Online; www.fisherauction.com
Property Tours	By Appointment Only. Please contact Francis Santos at 754.220.4116 or Francis@fisherauction.com to schedule a property tour
Initial Escrow Deposit	<ul style="list-style-type: none"> ➤ \$25,000.00 Cashier’s Check or Certified Funds payable in U.S. Funds to Stephen Darr, Trustee. The Total Deposit required on Auction Day is 10% of the Contract Price. Therefore, an Additional Escrow Deposit will be required in the form of a Business or Personal Check ➤ For Online Bidder see Online Bidder’s Instructions Package

**By Order of the United States Bankruptcy Court
District of Massachusetts • Central Division
RE:TELEXFREE, LLC, Case No. 14-40987-MSH;
TELEXFREE, INC., Case No. 14-40988-MSH; TELEXFREE FINANCIAL, INC., Case No. 14-40989-MSH
Stephen B. Darr, Trustee**

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UNIT SPREADSHEET

Unit	ID #	2018 Taxes	2019 Assessed Value	Legal Description	Approx SF	Bed / Bath	Current Rent Mo. to Mo.	Condo Fees
102	4842 15 EC 0020	\$1,722.29	\$78,390.00	BEVERLY (THE) CONDO UNIT 102	871	2 / 2	\$1,100.00	\$244.00
103	4842 15 EC 0030	\$1,722.29	\$78,390.00	BEVERLY (THE) CONDO UNIT 103	871	2 / 2	\$1,100.00	\$244.00
201	4842 15 EC 0040	\$1,722.29	\$78,390.00	BEVERLY (THE) CONDO UNIT 201	871	2 / 2	\$1,100.00	\$244.00
202	4842 15 EC 0050	\$1,722.29	\$78,390.00	BEVERLY (THE) CONDO UNIT 202	871	2 / 2	\$1,100.00	\$244.00
301	4842 15 EC 0080	\$1,722.29	\$78,390.00	BEVERLY (THE) CONDO UNIT 301	871	2 / 2	\$1,050.00	\$244.00
302	4842 15 EC 0090	\$1,722.29	\$78,390.00	BEVERLY (THE) CONDO UNIT 302	871	2 / 2	\$1,150.00	\$244.00
304	4842 15 EC 0110	\$1,722.29	\$78,390.00	BEVERLY (THE) CONDO UNIT 304	871	2 / 2	\$1,100.00	\$244.00
402	4842 15 EC 0130	\$1,722.29	\$78,390.00	BEVERLY (THE) CONDO UNIT 402	871	2 / 2	\$1,100.00	\$244.00
		\$13,778.32	\$627,120.00				\$8,800.00	\$1,952.00

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EXTERIOR PHOTOGRAPHS



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COMMON AREA PHOTOGRAPHS



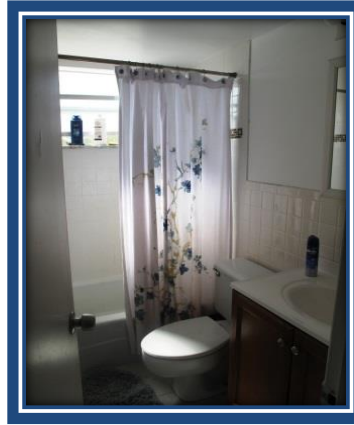
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INTERIOR PHOTOGRAPHS



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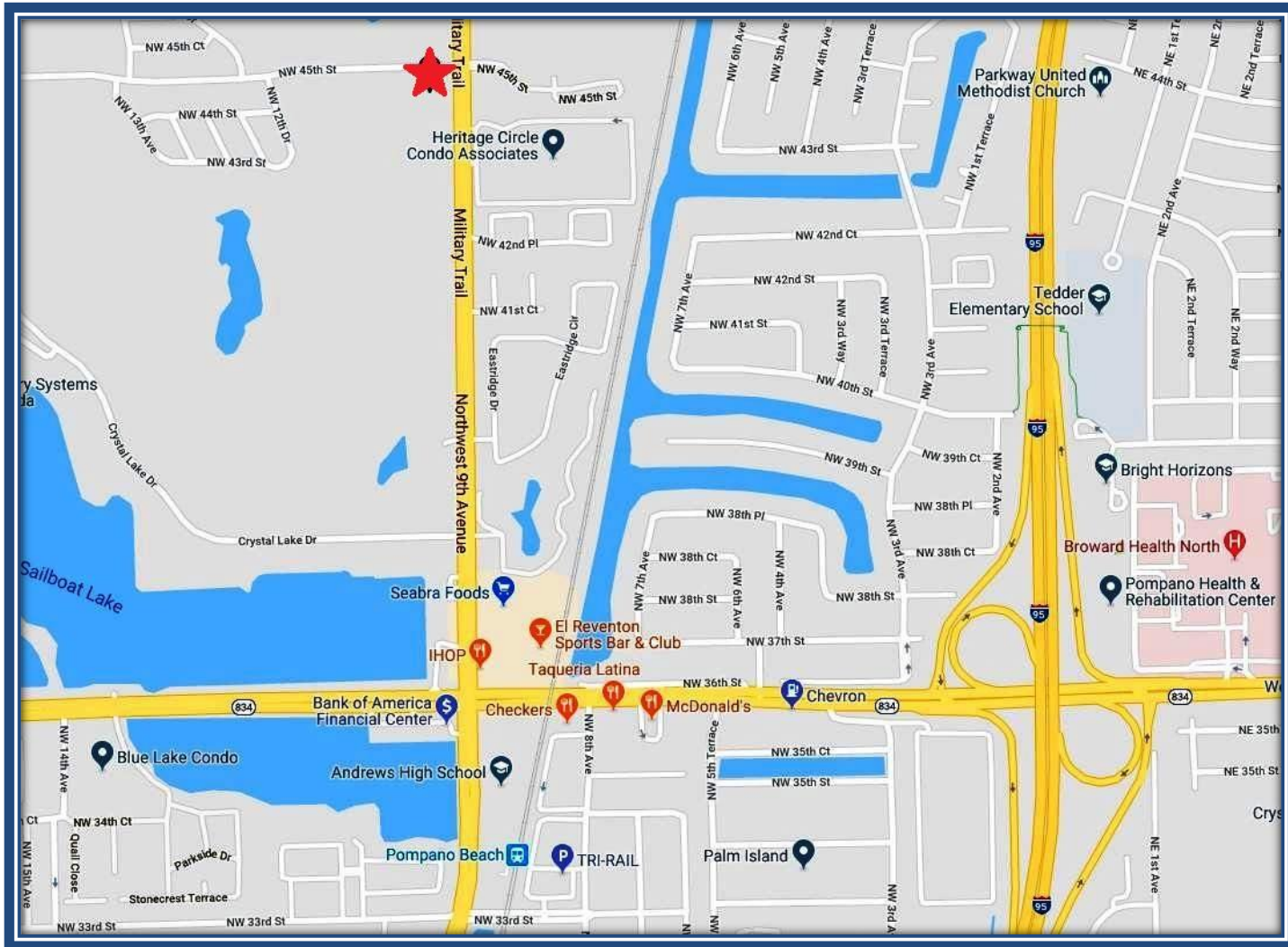
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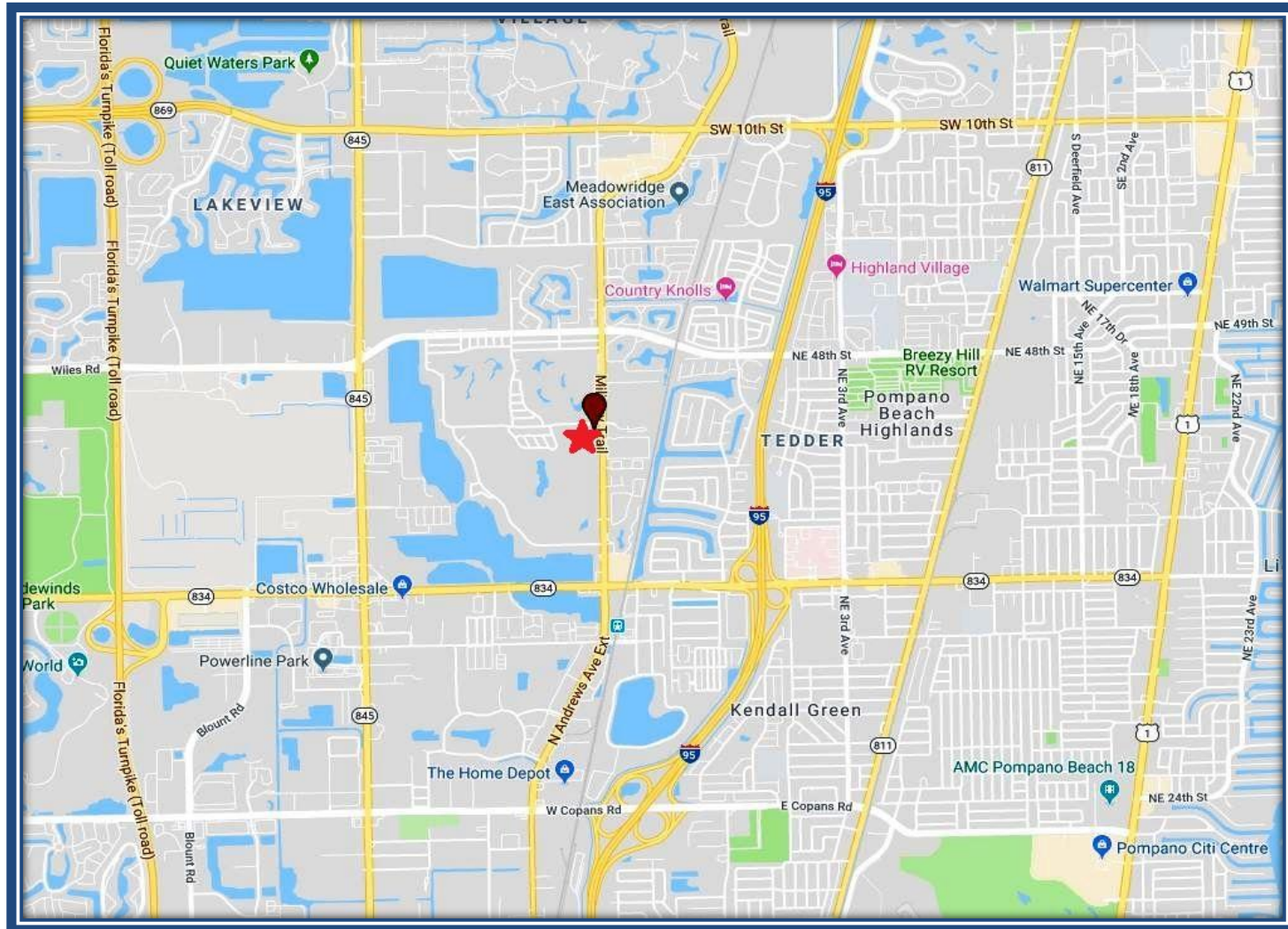
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LOCATION MAPS



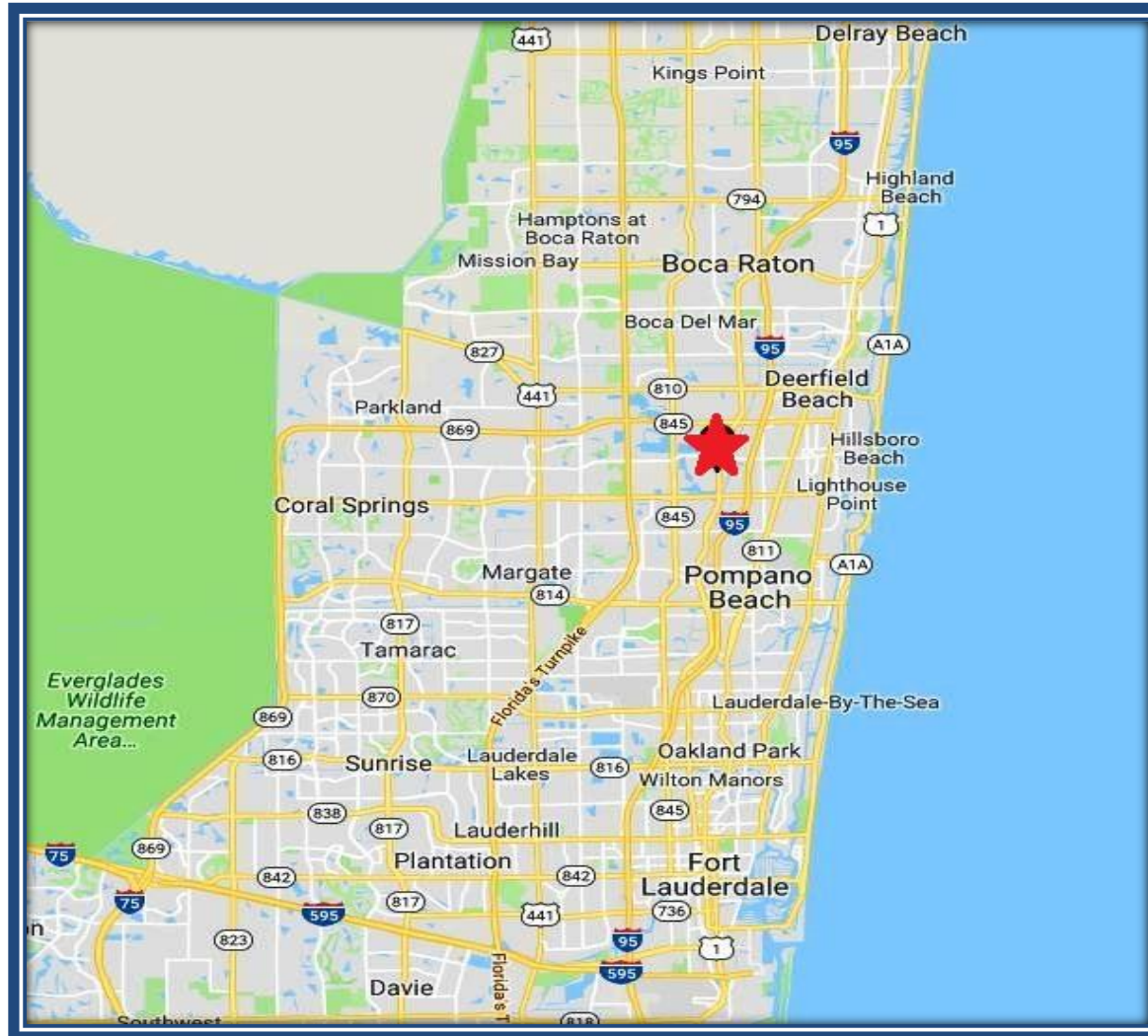
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For additional information, contact:

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