

# PROPERTY INVESTMENT REPORT

Brevard County Tax Deed Auction | Case #250179

## AI RECOMMENDATION: BID

### 1. Property Overview

|                      |   |
|----------------------|---|
| Property Address     | 202 Ivory Coral Ln #302, Merritt Island, FL 32953 |
| Parcel ID            | 3021477   |
| Property Type        | Condominium                                       |
| Year Built           | 2006  |
| Living Area          | 1,248 sq ft                                       |
| Bedrooms / Bathrooms | 2 BR / 2 BA                                       |

### 2. Auction Details

|                    |                   |
|--------------------|-------------------|
| Auction Date       | December 18, 2025 |
| Auction Type       | Tax Deed Sale     |
| Opening Bid        | \$6,847.05        |
| Bid/Judgment Ratio | 3.9% (Excellent)  |

### 3. Financial Analysis

|                        |           |
|------------------------|-----------|
| Market Value (BCPAO)   | \$176,000 |
| Estimated ARV          | \$185,000 |
| Estimated Repairs      | \$12,000  |
| Maximum Bid (70% Rule) | \$107,500 |
| Potential Profit       | \$45,653  |
| Projected ROI          | 42.5%     |

### 4. Lien & Title Analysis

|                        |                 |
|------------------------|-----------------|
| Tax Certificate Amount | \$5,234.18      |
| HOA Status             | Current         |
| Mortgage/Lien Status   | No Senior Liens |

### 5. BidDeed.AI ML Predictions

|                             |                       |
|-----------------------------|-----------------------|
| AI Confidence Score         | 72% (High)            |
| Third-Party Bid Probability | 28% (Low Competition) |
| Risk Assessment             | LOW                   |
| Est. Days on Market         | 45 days               |

### 6. Comparable Sales Analysis

| Address                 | Sale Price | Sale Date  |
|-------------------------|------------|------------|
| 202 Ivory Coral Ln #204 | \$168,000  | 2025-09-15 |
| 206 Ivory Coral Ln #301 | \$172,500  | 2025-08-22 |
| 198 Ivory Coral Ln #105 | \$165,000  | 2025-10-08 |

### 7. Neighborhood Demographics

| Metric                  | Value     |
|-------------------------|-----------|
| Median Household Income | \$78,500  |
| Median Home Value       | \$295,000 |

|                         |       |
|-------------------------|-------|
| Population Growth (YoY) | +2.3% |
| Employment Rate         | 96.2% |

## 8. Investment Summary

### Key Investment Highlights:

- Excellent bid-to-value ratio of 3.9% offers significant upside potential
- No senior liens or mortgages - clear title upon acquisition
- Prime Merritt Island location with strong demographic indicators
- Low third-party competition probability (28%) based on ML analysis
- Comparable sales support \$168K-\$172K exit price range
- Projected ROI of 42.5% with \$45,653 potential profit

**FINAL RECOMMENDATION: BID** Maximum Bid: \$107,500 | Risk Level: LOW

**DISCLAIMER:** This report is generated by BidDeed.AI for informational purposes only. All investment decisions should be made with proper due diligence. Past performance is not indicative of future results. Everest Capital USA and BidDeed.AI are not liable for investment losses.

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