

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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