



# UNITED STATES BANKRUPTCY AUCTION

Prime Residential Development  
Site with 6 Existing Duplexes on  
1.39± Acres

**Miami, Florida**

ONLINE AUCTION  
AUGUST 10TH  
AT 2 PM ET

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800.331.6620  
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# OVERVIEW

## US BANKRUPTCY AUCTION

Fisher Auction Company and EXP LLC are pleased to present via Online Auction a 1.39± Acre Prime Residential Development Site at the Corner of Lincoln Boulevard & Booker T Washington Boulevard in Miami, Florida

### PROPERTY HIGHLIGHTS

- Large 1.39± Acre Corner Site with Excellent Exposure located in an Opportunity Zone
- Six Existing Duplexes may serve as potential Pre-Development Income
- Located at Corner of Lincoln Boulevard and Booker T Washington Boulevard
- Close Proximity to Commercial, Retail and Residential Development
- Public Water and Sewer available to site
- Prime Location for Residential Development in the Kendal Community of Miami Dade County
- Easy access to Major Thoroughfares, Florida Turnpike and US1
- Within Minutes to Jackson South Medical Center, Zoo Miami, Major Golf and Entertainment Venues, and Miami Executive Airport



# OVERVIEW

## US BANKRUPTCY AUCTION

### PROPERTY DETAILS

- **Location:** Southeast Corner of Lincoln Boulevard and Booker T Washington Boulevard
- **Directions:** From Florida Turnpike exit # 18 to 117th Avenue. Turn left to Lincoln Blvd. Turn right to Booker T Washington Blvd. Properties are on the SE Corner
- **Access:** Property has excellent access from Florida Turnpike and US1
- **Frontage:** 255± Feet along Lincoln Blvd. 270± Feet along Booker T Washington Blvd. 190± Feet along Robinson Street
- **Zoning:** RU-2, Two Family Residential
- **Uses:** Two Family and Single Family Development. See Zoning Section for Permitted Uses and Requirements
- **Taxes:** 2020 Total - Exempt  
2020 Tax Assessment Value - \$758,429.00
- **Land Area:** 1.39± Acres / 60,340± Square Feet
- **Flood Zone:** Zone X - Per Dade County Flood Zone Map
- **Utilities:** Water/Sewer available from Fort Myers Utilities Electric available from FPL

ADDRESS	FOLIO	BUILDING SF	BED / BATH	LOT SIZE SF	2020 TAXES	TAX ASSESSED	YEAR BUILT	ZONING
11432 Lincoln Blvd, Miami, FL	3050190040030	1,146	4 / 2	9,585	Exempt	\$171,924.00	1958	RU - 2
11440 Lincoln Blvd, Miami, FL	3050190040020	1,146	4 / 2	9,585	Exempt	\$120,499.00	1958	RU - 2
11445 Robinson St, Miami, FL	3050190040090	1,146	4 / 2	13,770	Exempt	\$129,030.00	1958	RU - 2
11435 / 11437 Washington Blvd, Miami, FL	3050190040100	1,146	4 / 2	9,300	Exempt	\$109,055.00	1958	RU - 2
14425 / 14427 Washington Blvd, Miami, FL	3050190040110	1,146	4 / 2	9,000	Exempt	\$108,324.00	1958	RU - 2
14401 / 14403 Washington Blvd, Miami, FL	3050190040010	1,146	4 / 2	9,100	Exempt	\$119,597.00	1958	RU - 2

\*Note: The configuration of the 4/2 Duplexes have been altered

# PROPERTY PHOTOGRAPHS

US BANKRUPTCY  
AUCTION



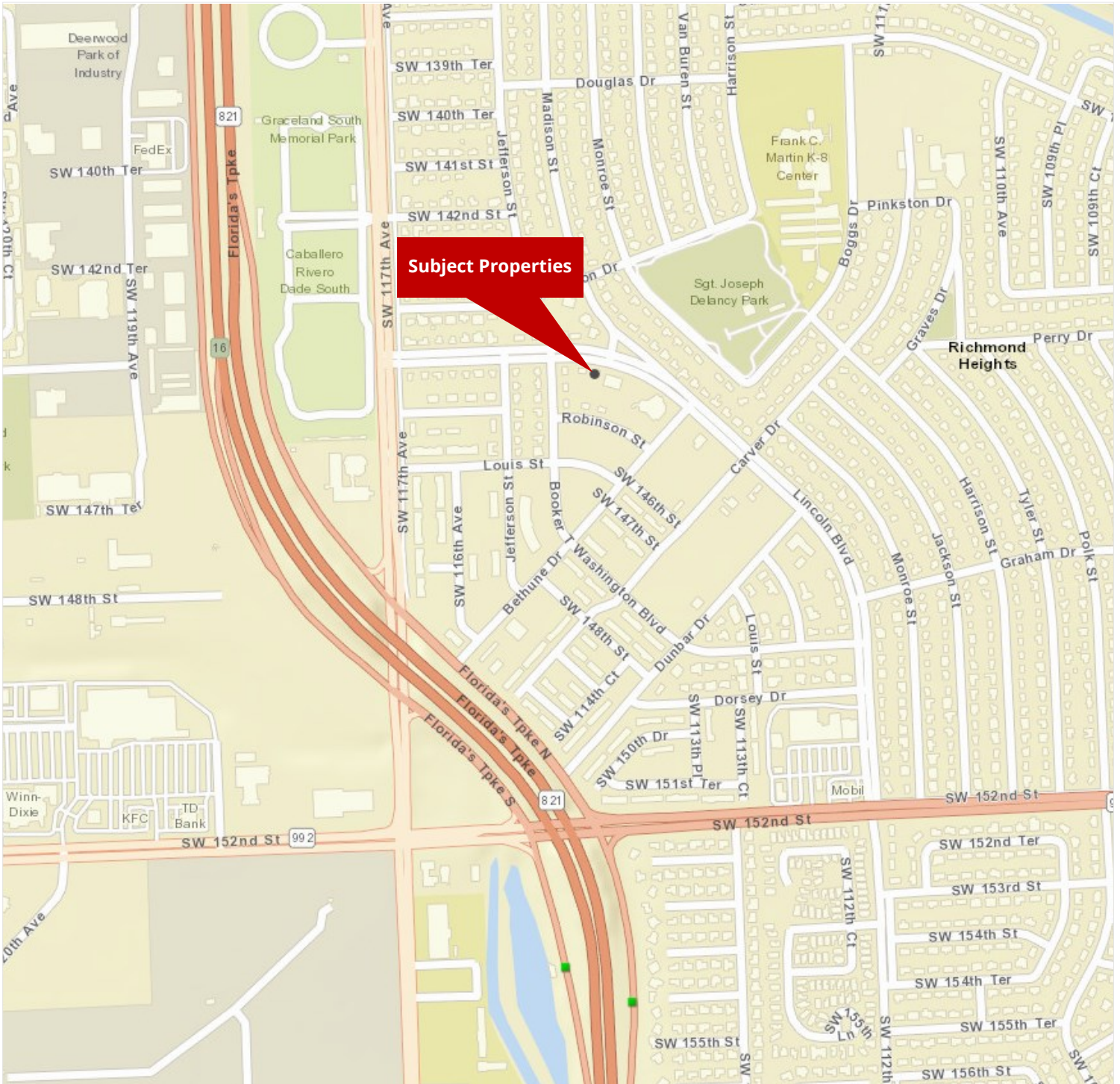
# PROPERTY PHOTOGRAPHS

US BANKRUPTCY  
AUCTION



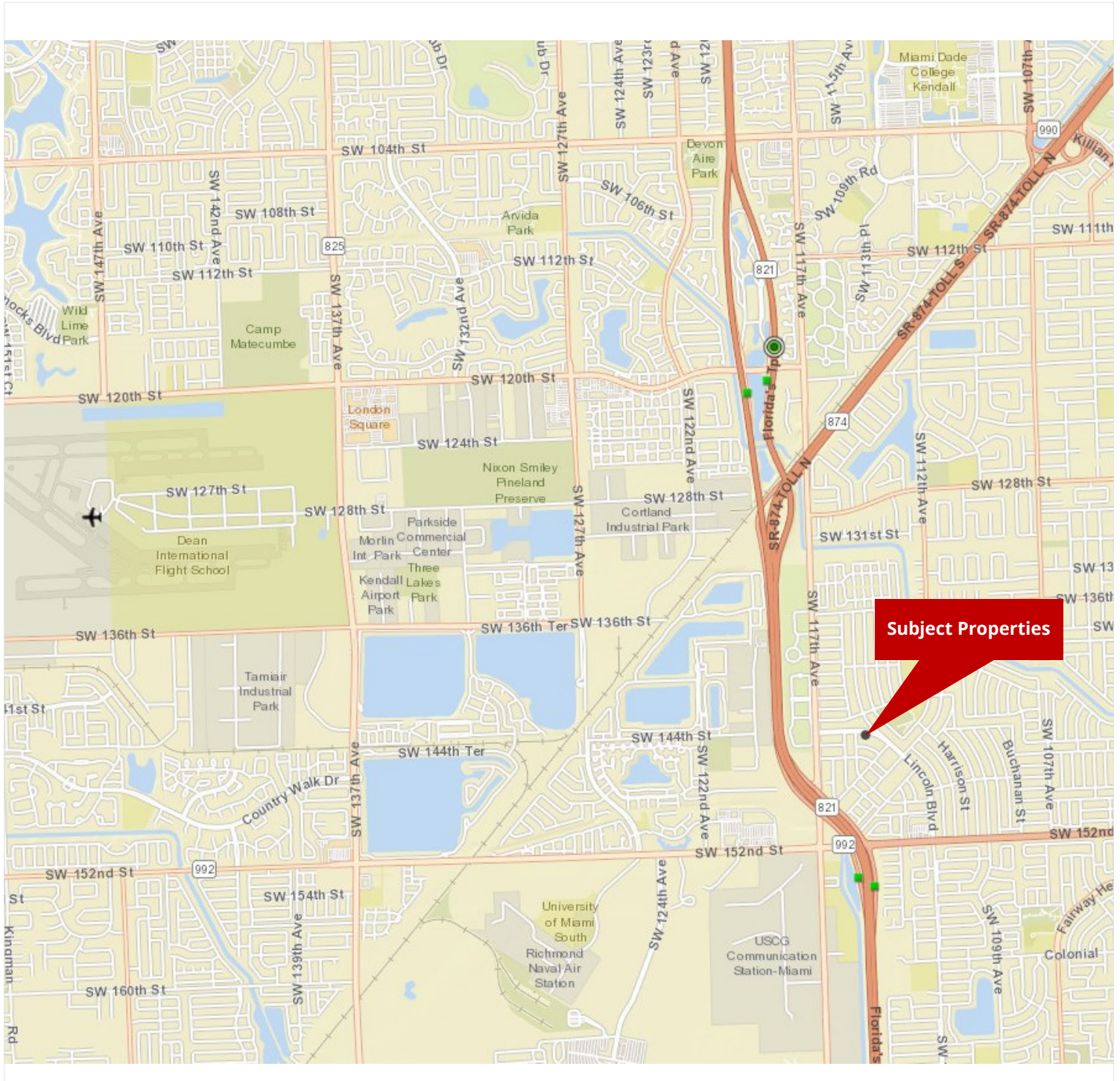
# LOCATION MAP

## US BANKRUPTCY AUCTION



# LOCATION MAP

## US BANKRUPTCY AUCTION





# AUCTION SUMMARY

**Online Auction Date / Time:** Begins - Tuesday, August 10, 2021@ 2:00 PM ET  
Ends - Tuesday, August 10, 2021 @ 4:00 PM ET

**Online Only Auction:** Online Auction, Visit [bid.fisherauction.com](http://bid.fisherauction.com) for Online Registration

**Property Tours:** Please Contact Francis Santos at 754.220.4416 or [Francis@fisherauction.com](mailto:Francis@fisherauction.com)

**United States Bankruptcy Court, Southern District of Florida - Miami Division  
Bankruptcy Court Chapter 11 Bankruptcy Case: Case No. 20-23302-BKC-AJC**

## Auction Method

- The Debtor has secured a Stalking Horse Bid of \$1,200,000.00 on the Prime Residential Development Site. The Property will be offered free and clear of all liens, claims and encumbrances, to the Highest and Best Bidder at or above a bid price of \$1,225,000.00 plus a 6% Buyer's Premium. The Final Bid Price will be subject to the approval of the U.S. Bankruptcy Court via the Sale Approval Hearing scheduled for Wednesday, August 18, 2021, at 4:00pm ET.
- The Online Auctions will be held on Fisher Auction Exclusive Auction Platform at [Bid.fisherauction.com](http://Bid.fisherauction.com)

## QUALIFYING BIDDER REQUIREMENTS

- Wire into Amanda S. Bhikhari, Esq., My Closing Agent, LLC, Trust Account (the "Escrow Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$50,000 Initial Escrow Deposit ("Initial Bid Deposit") no later than 5:00 PM Eastern Time on Friday, August 6, 2021.
- An Additional Escrow Deposit ("the Supplemental Deposit") totaling (10%) of the total contract price shall be due from the Highest and Best Bidder via a Federal wire transfer in U.S. Funds (not an ACH Credit) to Amanda S. Bhikhari, Esq., My Closing Agent, LLC, Trust Account (the "Escrow Agent"), no later than 24 hours of the Conclusion of the Auction.

## BROKER PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit [www.fisherauction.com](http://www.fisherauction.com) for the Mandatory Real Estate Buyer Broker Participation Registration Form.

# COMMUNITY OVERVIEW

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## ABOUT KENDALL

Kendall is an unincorporated community in Miami-Dade County, Florida, located about 10 miles southwest of Miami along U.S. Route 1. Situated on the edge of the Florida Everglades, Kendall is home to the Kendall-Tamiami Executive Airport, one of the Miami metro area's general aviation airports.

Kendall is home to the innovative Metro zoo, a world renowned facility showcasing animals with freedom to roam within its almost 300 acres of jungles, forest and trails surrounded by moats. Of particular note are the facility's world-class aviary and its rare White Bengal Tigers.

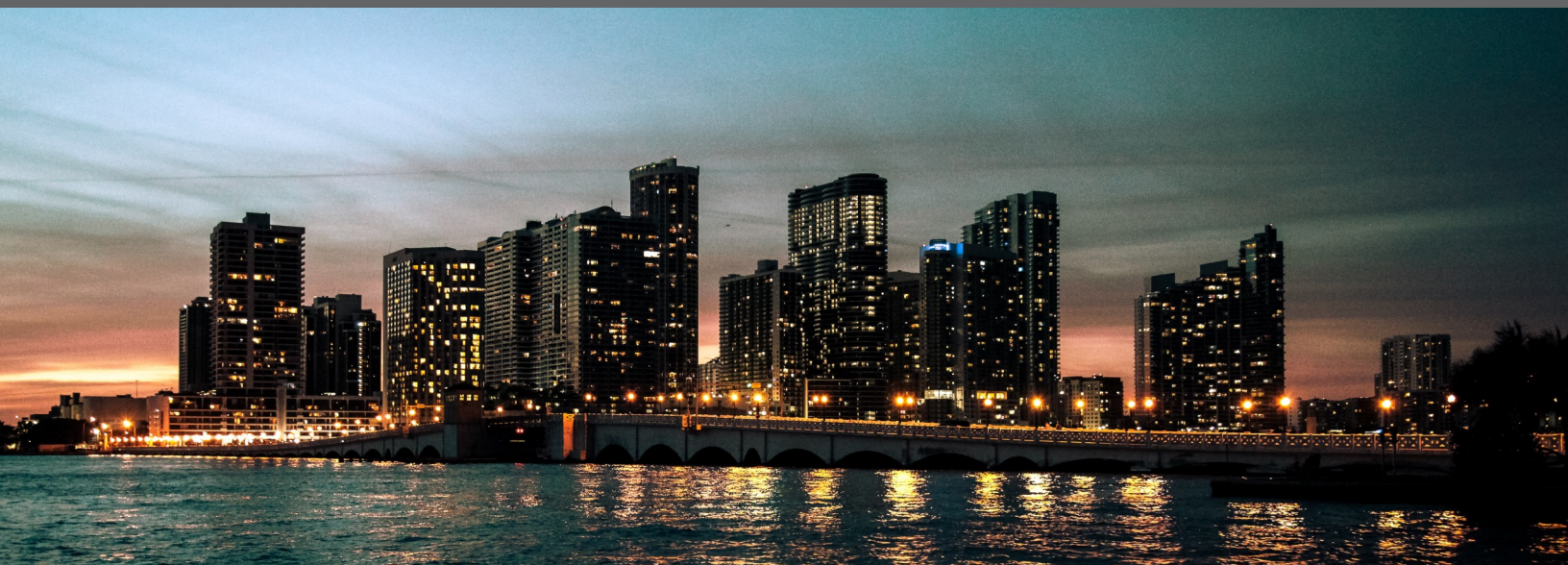
Another of Kendall's landmarks is Dadeland Mall, one of the nation's busiest suburban shopping malls. It is not widely known that Kendall also has affordable golf courses, a roller rink, an ice skating rink, two skate parks, an arcade, and even an indoor children's playground.

\*INFORMATION OBTAINED FROM CITYTOWNINFO.COM & MIAMIAND BEACHES.COM

## DEMOGRAPHIC

	KENDALL, FL	MIAMI, FL	MIAMI DADE COUNTY, FL
POPULATION	74,631	470,911	2.76M
MEDIAN HH INCOME	\$72,817	\$41,818	\$52,205
MEDIAN AGE	42.4	40.5	40.1
MEDIAN PROPERTY VALUE	\$356,500	\$350,400	\$317,100
AADT (Annual Average Daily Traffic)	9,900 Vehicles on Lincoln Blvd		

\*INFORMATION OBTAINED FROM DATAUSA.IO & FDOT.GOV



**TEAM SUMMARY**

EXP Realty and Fisher Auction Company have successfully partnered for many years. Selling Billions in Real Estate separately, and Millions as a team, they understand what it takes to be successful, and work in tandem until the job is done. Their professionalism as Partners, coupled with the unified goal of obtaining the absolute best price for their client all while providing a transparent transaction for the Buyer, makes this team a success in whatever venture they take on.



**LAMAR FISHER**  
**PRESIDENT / CEO of**  
**FISHER AUCTION**

Lamar@fisherauction.com  
 954.942.9017

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher’s proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of \$4 Billion.



**CLAUDIENNE HIBBERT**  
**EXP REALTY**  
**THE HIBBERT GROUP REALTORS**

Realty@claudiennehibbert.com  
 786.229.6567

Claudienne Hibbert-Smith obtained her bachelor’s degree in 2001 from The University of Florida. Shortly after landing her first job out of college, she transitioned into a real estate professional and partnered with the Keyes Company. In spite of many obstacles, she secured her first closing in six months. Her tenacity, drive, and determination earned her that well deserved achievement. After spending two decades with her founding real estate company, Claudienne decided to partner with EXP Realty. Claudienne & the Hibbert Group Real Estate Consultants has serviced thousands of clients with both residential and commercial transactions.

Throughout the last two decades, Claudienne received various educational and Real Estate Industry credentials to include, but not limited to Chairman’s & Presidential Elite Circle, 100 Outstanding Women of Broward County, 25 Most Influential & Prominent Black Women in Business and Leadership, Top 5 Real Estate Network. Claudienne Hibbert also serves as the President of the Florida State Association of Realtist a division of the National Association of Real Estate Brokers.

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Site with 6 Existing Duplexes on  
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Miami, Florida



Real Estate Auction Consultant:  
Francis D. Santos  
754.220.4116  
[francis@fisherauction.com](mailto:francis@fisherauction.com)

Co-Broker:  
Claudienne Hibbert  
786.229.6567  
[Realty@claudiennehibbert.com](mailto:Realty@claudiennehibbert.com)

