



FISHER
AUCTION COMPANY



REAL ESTATE AUCTION

Ordered by Palm Beach County
Housing Authority

40 Residential Lots

Boynton Beach, FL

ONLINE AUCTION
SEPTEMBER 14 TH
AT 10 AM ET

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OVERVIEW

PBCHA Ordered AUCTION

Fisher Auction Company as exclusive marketing agent, on behalf of The Palm Beach County Housing Authority, is pleased to offer 40 Residential Lots to be sold individually located in Boynton Beach, Florida

PROPERTY HIGHLIGHTS

- 40 Residential Lots in Palm Beach County Location of Boynton Beach, Florida
- R-2 Zoning Permits Single Family, Duplex and Group Home Uses
- Prime Location in the Heart of Boynton CRA District
- Convenient Location North of Boynton Beach Boulevard between I-95 and US 1
- Close Proximity to Public Parks, Schools and Retail Corridors
- Within Minutes to Area Beaches, Entertainment Venues and Palm Beach International Airport

PROPERTY DETAILS

- Zoning: R-1, R-2. See Zoning Section for permitted Uses and Building Requirements
- Utilities: Water/Sewer - City of Boynton Beach Electric - FPL
- Land Size: See Inventory Spreadsheet
- Flood Zone: Zone X- No Requirement for Flood Insurance



PROPERTY INVENTORY

PBCHA Ordered AUCTION

Auction Lot #	Addresses	Parcel Control Numbers	Lot Size /SF	2020 PBC Market Value	Zoning	Legal Description
1	419 NW 12th Avenue	08-43-45-21-14-000-4250	2,626.66	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 425
2	417 NW 12th Avenue	08-43-45-21-14-000-4240	2,626.66	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 424
3	415 NW 12th Avenue	08-43-45-21-14-000-4230	2,626.66	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 423
4	413 NW 12th Avenue	08-43-45-21-14-000-4220	2,626.66	\$15,000.00	R-2 Duplex	CHERRY HILLS, BOYNTON LT 422
5	411 NW 12th Avenue	08-43-45-21-14-000-4210	2,626.66	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 421
6	409 NW 12th Avenue	08-43-45-21-14-000-4200	2,626.66	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 420
7	407 NW 12th Avenue	08-43-45-21-14-000-4190	2,626.66	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 419
8	405 NW 12th Avenue	08-43-45-21-14-000-4180	2,626.66	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 418
9	403 NW 12th Avenue	08-43-45-21-14-000-4170	2,626.66	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 417
10	NW 12th Avenue	08-43-45-21-14-000-4160	3,276.00	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 416
11	402 NW 13th Avenue	08-43-45-21-14-000-4880	2,748.63	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 488 (LESS PAR IN OR4361P1202)
12	404 NW 13th Avenue	08-43-45-21-14-000-4870	2,748.63	\$15,000.00	R-2 Duplex	CHERRY HILLS, BOYNTON LT 487
13	406 NW 13th Avenue	08-43-45-21-14-000-4860	2,748.63	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 486
14	408 NW 13th Avenue	08-43-45-21-14-000-4850	2,748.63	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 485
15	410 NW 13th Avenue	08-43-45-21-14-000-4840	2,748.63	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 484

PROPERTY INVENTORY

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Auction Lot #	Addresses	Parcel Control Numbers	Lot Size /SF	2020 PBC Market Value	Zoning	Legal Description
16	412 NW 13th Avenue	08-43-45-21-14-000-4830	2,748.63	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 483
17	414 NW 13th Avenue	08-43-45-21-14-000-4820	2,748.63	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 482
18	404 NW 12th Avenue	08-43-45-21-14-000-4140	2,548.26	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 414
19	406 NW 12th Avenue	08-43-45-21-14-000-4130	2,548.26	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 413
20	408 NW 12th Avenue	08-43-45-21-14-000-4120	2,548.26	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 412
21	410 NW 12th Avenue	08-43-45-21-14-000-4100	5,158.79	\$30,000.00	R-2 Duplex	CHERRY HILLS LTS 410 & 411
22	412 NW 12th Avenue	08-43-45-21-14-000-4080	5,083.45	\$30,000.00	R-2 Duplex	CHERRY HILLS LT 408 & 409
23	421-423 NW 13th Avenue	08-43-45-21-14-000-5470	5,662.80	\$30,000.00	R-2 Duplex	CHERRY HILLS LTS 547 & 548
24	425 NW 13th Avenue	08-43-45-21-14-000-5490	2,949.01	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 549
25	427 NW 13th Avenue	08-43-45-21-14-000-5500	2,949.01	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 550
26	429 NW 13th Avenue	08-43-45-21-14-000-5510	2,949.01	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 551
27	431 NW 13th Avenue	08-43-45-21-14-000-5520	2,949.01	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 552
28	430 NW 13th Avenue	08-43-45-21-14-000-4740	2,748.63	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 474
29	432 NW 13th Avenue	08-43-45-21-14-000-4730	2,748.63	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 473
30	434 NW 13th Avenue	08-43-45-21-14-000-4720	2,748.63	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 472

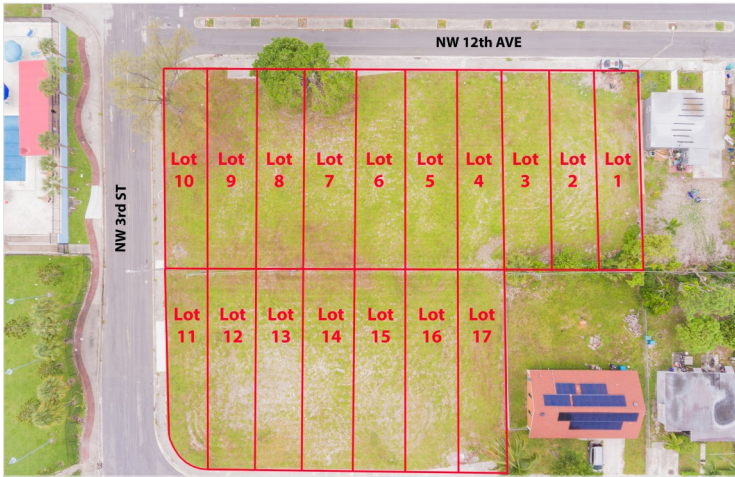
PROPERTY INVENTORY

PBCHA Ordered
AUCTION

Auction Lot #	Addresses	Parcel Control Numbers	Lot Size /SF	2020 PBC Market Value	Zoning	Legal Description
31	436 NW 13th Avenue	08-43-45-21-14-000-4710	2,548.26	\$15,000.00	R-2 Duplex	CHERRY HILLS LT 471 (LESS TRGLR PAR IN
32	502-508 NW 13th Avenue	08-43-45-21-14-000-4670	10,890	\$51,000.00	R-2 Duplex	CHERRY HILLS LTS 467 TO 469 & LT 470 (LESS TRGLR PAR IN OR4361P1202) INC
33	507-509 NW 12th Avenue	08-43-45-21-14-000-4360	10,454.40	\$30,000.00	R-2 Duplex	CHERRY HILLS LTS 436 TO 439 INC
34	515 NW 12th Avenue	08-43-45-21-14-000-4400	5,214.13	\$30,000.00	R-2 Duplex	CHERRY HILLS LTS 440 & 441
35	517 NW 12th Avenue	08-43-45-21-14-000-4420	5,214.13	\$30,000.00	R-2 Duplex	CHERRY HILLS LTS 442 & 443
36	530-530 1/2 NW 12th Avenue	08-43-45-21-14-000-3821	3,920.40	\$30,000.00	R-2 Duplex	CHERRY HILLS E 1/2 OF LT 382 & LT 383
37	532-532 1/2 NW 12th Avenue	08-43-45-21-14-000-3811	3,920.40	\$30,000.00	R-2 Duplex	CHERRY HILLS LT 381 & W 1/2 OF LT 382
38	534-534 1/2 NW 12th Avenue	08-43-45-21-14-000-3791	3,920.40	\$30,000.00	R-2 Duplex	CHERRY HILLS E 1/2 OF LT 379 & LT 380
39	536-536 1/2 NW 12th Avenue	08-43-45-21-14-000-3780	3,920.40	\$30,577.00	R-2 Duplex	CHERRY HILLS LT 378 & W 1/2 OF LT 379
40	11 East Gateway Boulevard	08-43-45-21-14-000-0360	9,413.31	\$60,213.00	R-1	ROLLING GREEN RIDGE 1ST ADD LT 36

PROPERTY PHOTOGRAPHS

PBCHA ORDERED
AUCTION



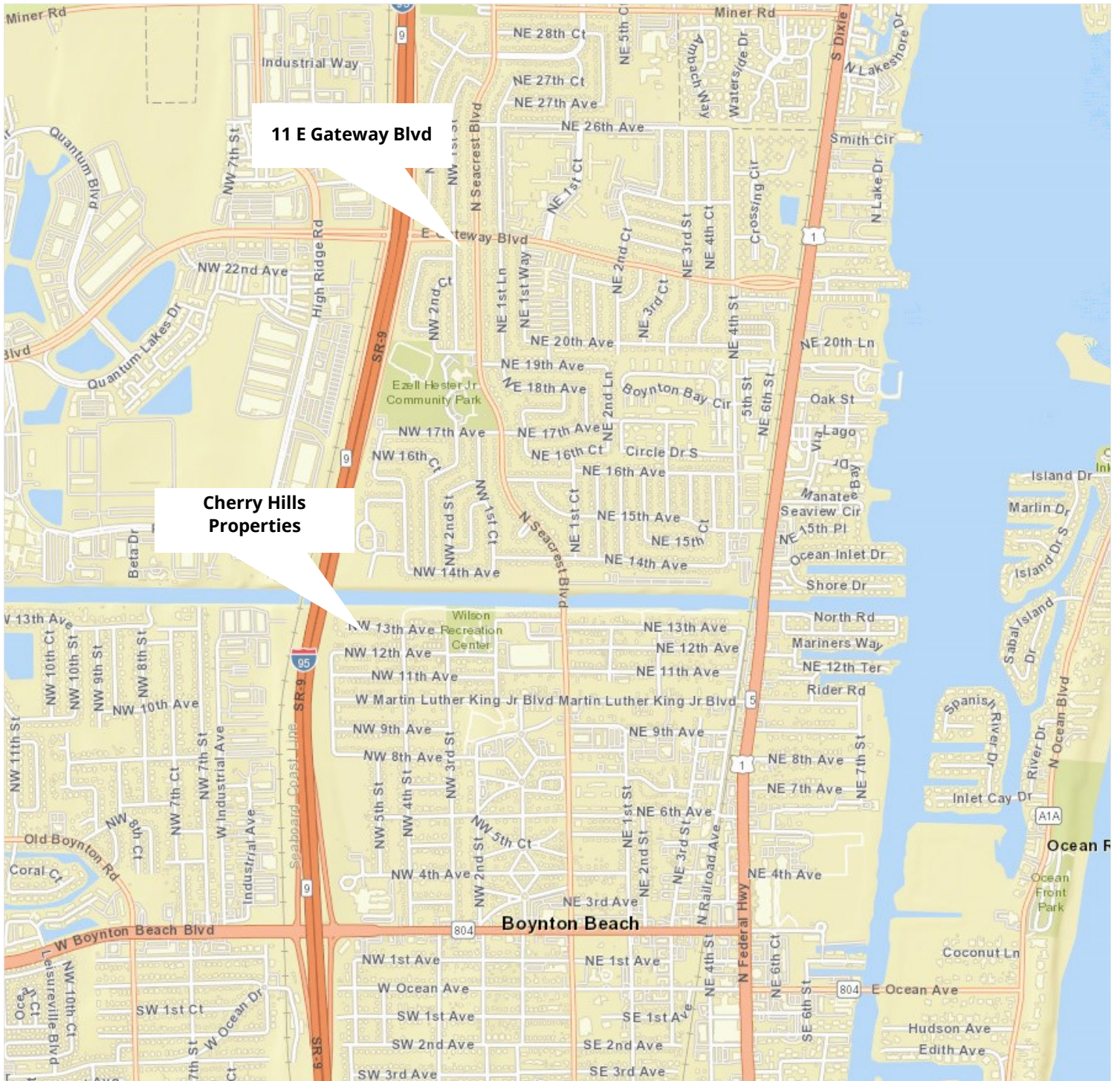
PROPERTIES PHOTOGRAPHS

PBCHA ORDERED
AUCTION



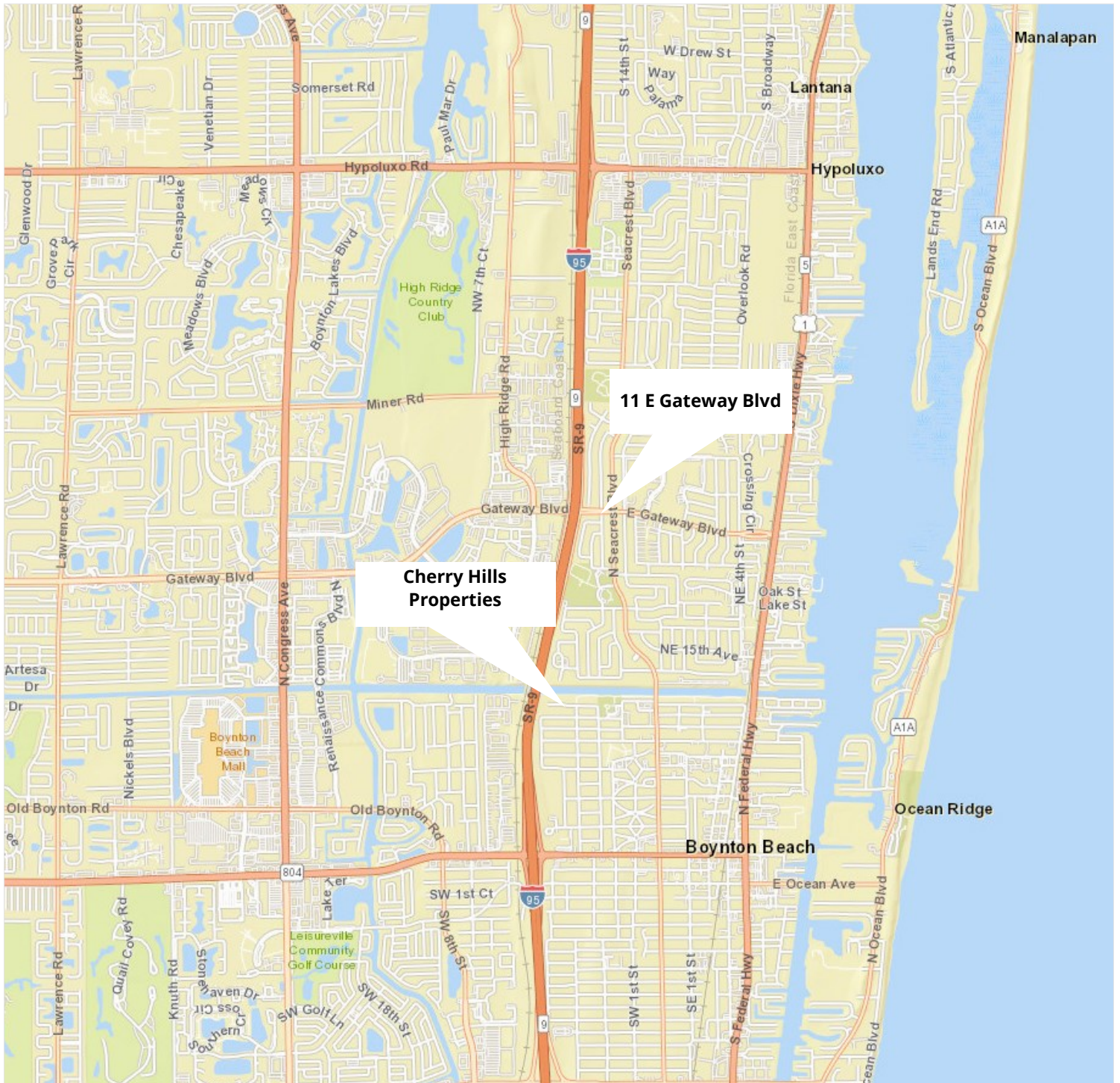
LOCATION MAP

**PBCHA ORDERED
AUCTION**



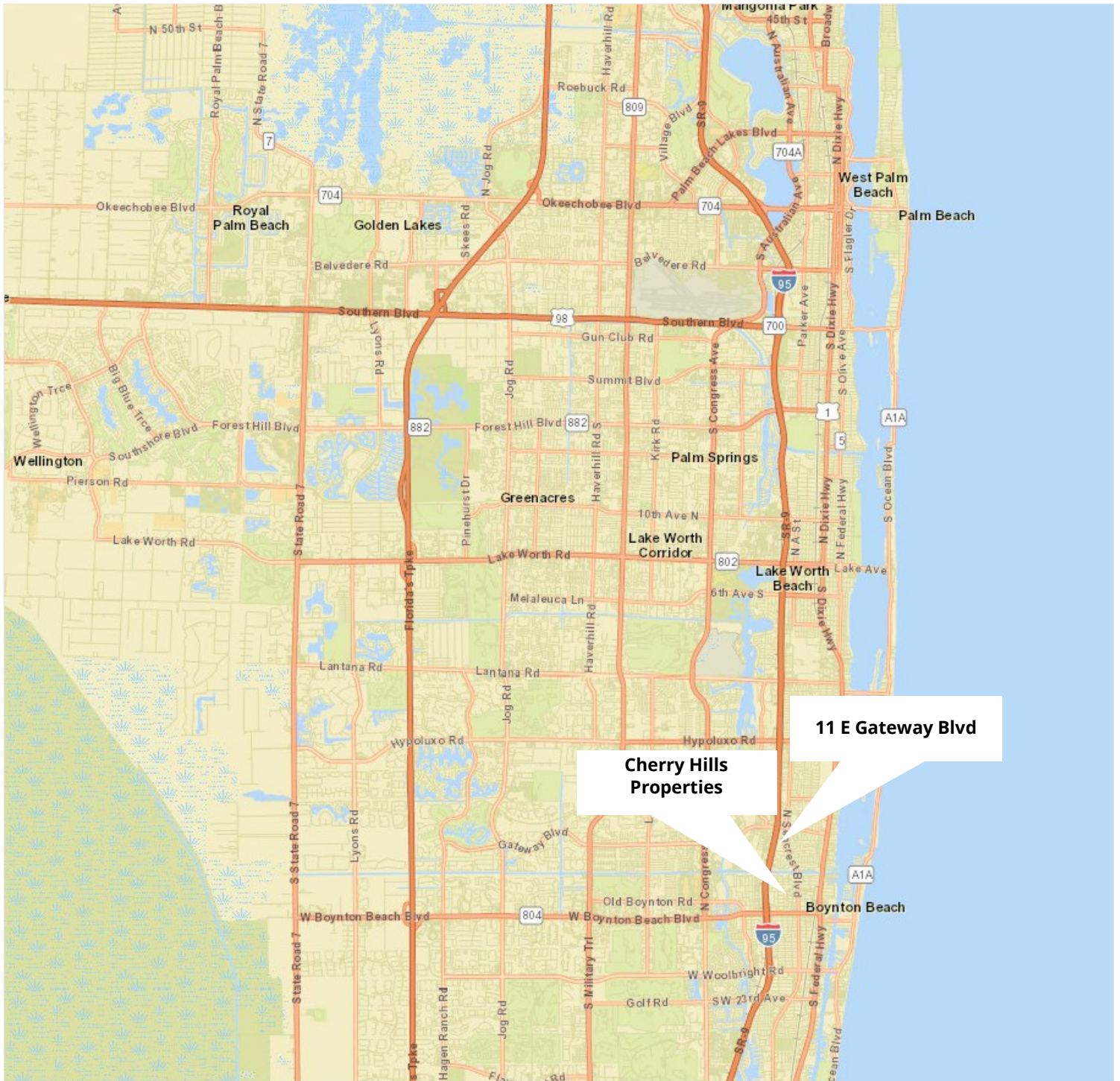
LOCATION MAP

PBCHA ORDERED AUCTION



LOCATION MAP

PBCHA ORDERED AUCTION



AUCTION SUMMARY

Auction Date / Time: The online Auction will begin Tuesday, September 14, 2021 at 10:00 AM ET. The online Auction will start closing on Wednesday, September 15, 2021 at 10:00 AM ET with (1) one lot closing every (5) five minutes.

Property Location: Prime location in the Heart of Boynton Beach between I95 and US1

AUCTION METHOD

- The Properties will be offered to the highest and best bidder plus a 10% Buyers Premium. The Final Bid Price is subject to the approval of the Palm Beach County Housing Authority.
- Each Property will be Sold Individually
- The Online Auctions will be held on Fisher Auction Exclusive Auction Platform at Bid.fisherauction.com

QUALIFYING BIDDER REQUIREMENTS

- Online Bidders must provide a valid credit card in which a \$5,000.00 pre-authorization hold will be placed before being able to participate in the bidding. This pre-authorization hold will be released at the conclusion of the Auction unless you are a successful bidder at which point the pre-authorization hold will be released upon receipt of the escrow deposit by the Escrow Agent.
- If you are declared a Successful Bidder, you will immediately be required to execute the non-contingent "AS IS" Contract for Sale and Purchase and any and all Addenda, upon receipt ("Contract") via electronic delivery and initiate the escrow deposit(s) via a Federal wire transfer in U.S. Funds (not an ACH credit) to Title Xperts, LLC (the "Escrow / Settlement Agent"). The Escrow Deposit will total (10%) of the total contract price for each lot and is due no later than (24) hours from the conclusion of the Auction.

BROKER PARTICIPATION

- 3% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.

COMMUNITY OVERVIEW

The City of Boynton Beach is the third largest municipality in Palm Beach County. Residents of Boynton Beach enjoy a tropical lifestyle with waterfront dining, abundant shopping and lively entertainment throughout the week. With hundreds of restaurants, outdoor lifestyle shopping centers and a regional mall, residents do not have to travel outside the City to dine, shop or to be entertained.

The City operates 8 recreation centers, 29 parks, a swimming pool, a municipal beach, and lots of youth, teen, adult and senior programs. Professional, dedicated staff members, with the assistance of valuable volunteers, manage the year-round recreation programs and activities and maintain parks and open spaces for the enjoyment of people of all ages and abilities.

*INFORMATION OBTAINED BOYNTON-BEACH.ORG

DEMOGRAPHIC

	BOYNTON BEACH, FL	DELRAY BEACH, FL	PALM BEACH COUNTY, FL
POPULATION	76,832	68,217	1.5 Million
MEDIAN HH INCOME	\$57,563	\$60,746	\$66,623
MEDIAN AGE	42.6	47.7	45.2
MEDIAN PROPERTY VALUE	\$207,500	\$280,200	\$311,300

*INFORMATION OBTAINED FROM DATAUSA.IO



TEAM SUMMARY

Fisher Auction Company

Complete service with honesty and integrity provide the foundation for creating the “Standard of Excellence” – the corporate benchmark embraced by Fisher Auction Company for over 50 years of continuous business. Fisher was established in 1967 as a family owned and operated business and has grown to be a dominant national firm in the auction industry.



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.



Patricia McGrath
In-House Counsel



Francis Santos
Executive V.P. & COO



Benny Fisher
Founder & Chairman



Andre LaBauve
CFO



Paul Fisher
Executive V.P. of
Business Development



Doug Dennison
Sr. Project/Sales
Manager



Ben Whidden
V.P. of Business
Development



Neil Saffer
Business Development



Martha Rock
Associate Auctioneer &
Fisher’s Dubai Ambassador

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