



FISHER
AUCTION COMPANY



REAL ESTATE AUCTION

Ordered by Palm Beach County
Housing Authority

6 Residential Lots

Boynton Beach, FL

ONLINE AUCTION
FEBRUARY 15TH
AT 10 AM ET

CONTENTS

OVERVIEW / INVENTORY	3
PROPERTY PHOTOGRAPHS	4
LOCATION MAP	6
AUCTION SUMMARY	9
COMMUNITY OVERVIEW	10
TEAM SUMMARY	11



DISCLAIMER AND CONFIDENTIALITY

THIS AUCTION PROPERTY PACKAGE HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES TO ASSIST A POTENTIAL BIDDER IN DETERMINING WHETHER IT WISHES TO PROCEED WITH AN IN-DEPTH INVESTIGATION OF THE PROPERTY. THE SELLER AND ITS AGENTS, FISHER AUCTION COMPANY, SPECIFICALLY DISCLAIM ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS PROPERTY INFORMATION PACKAGE OR OF ANY OF ITS CONTENTS. ALL FINANCIAL INFORMATION IS PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY. THE PROPERTIES ARE BEING SOLD IN **"AS IS," "WHERE IS" CONDITION** AS OF THE DATE OF THE CLOSING THEREON. THE SELLER WILL MAKE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE THE PROPERTIES. THE SELLER AND FISHER AUCTION COMPANY DISCLAIM ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE PROPERTIES DISCUSSED IN THIS PROPERTY INFORMATION PACKAGE. THE SELLER AND FISHER AUCTION COMPANY HAVE ONLY LIMITED KNOWLEDGE OF THE CONDITION OF THE PROPERTIES. THE PURCHASE OF THE PROPERTIES WILL BE BASED SOLELY ON A BUYER'S OWN INDEPENDENT INVESTIGATION AND FINDINGS AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY THE SELLER AND FISHER AUCTION COMPANY.

OVERVIEW / INVENTORY

PBCHA Ordered AUCTION

Fisher Auction Company as exclusive marketing agent, on behalf of The Palm Beach County Housing Authority, is pleased to offer 6 Residential Lots to be sold individually located in Boynton Beach, Florida

PROPERTY HIGHLIGHTS

- 6 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-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

Auction Lot #	Addresses	Parcel Control Numbers	Lot Size /SF	2020 PBC Market Value	Zoning	Legal Description
1	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
2	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
3	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
4	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
5	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
6	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

PROPERTY PHOTOGRAPHS

PBCHA ORDERED
AUCTION

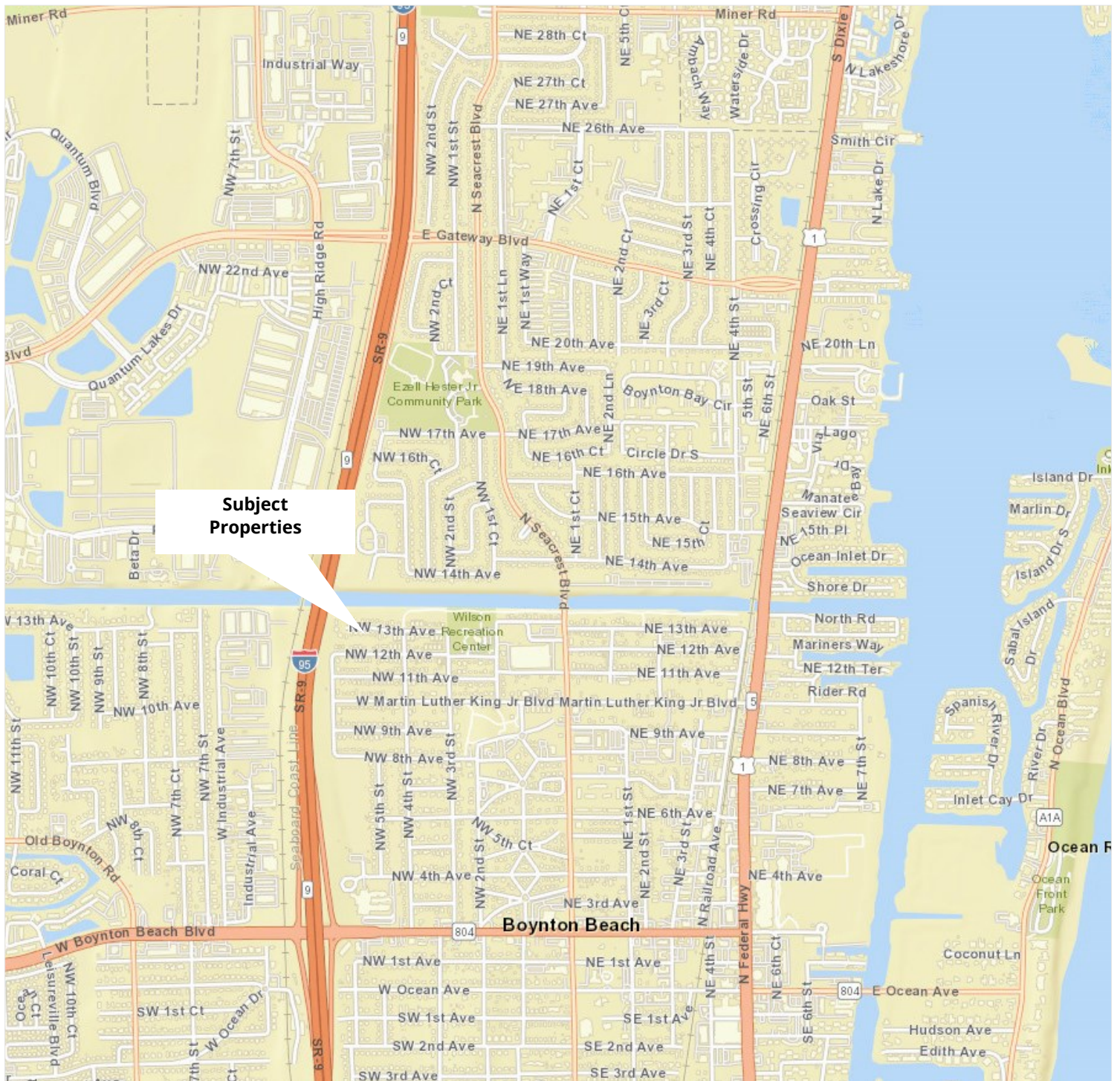


PROPERTY PHOTOGRAPHS

PBCHA ORDERED
AUCTION

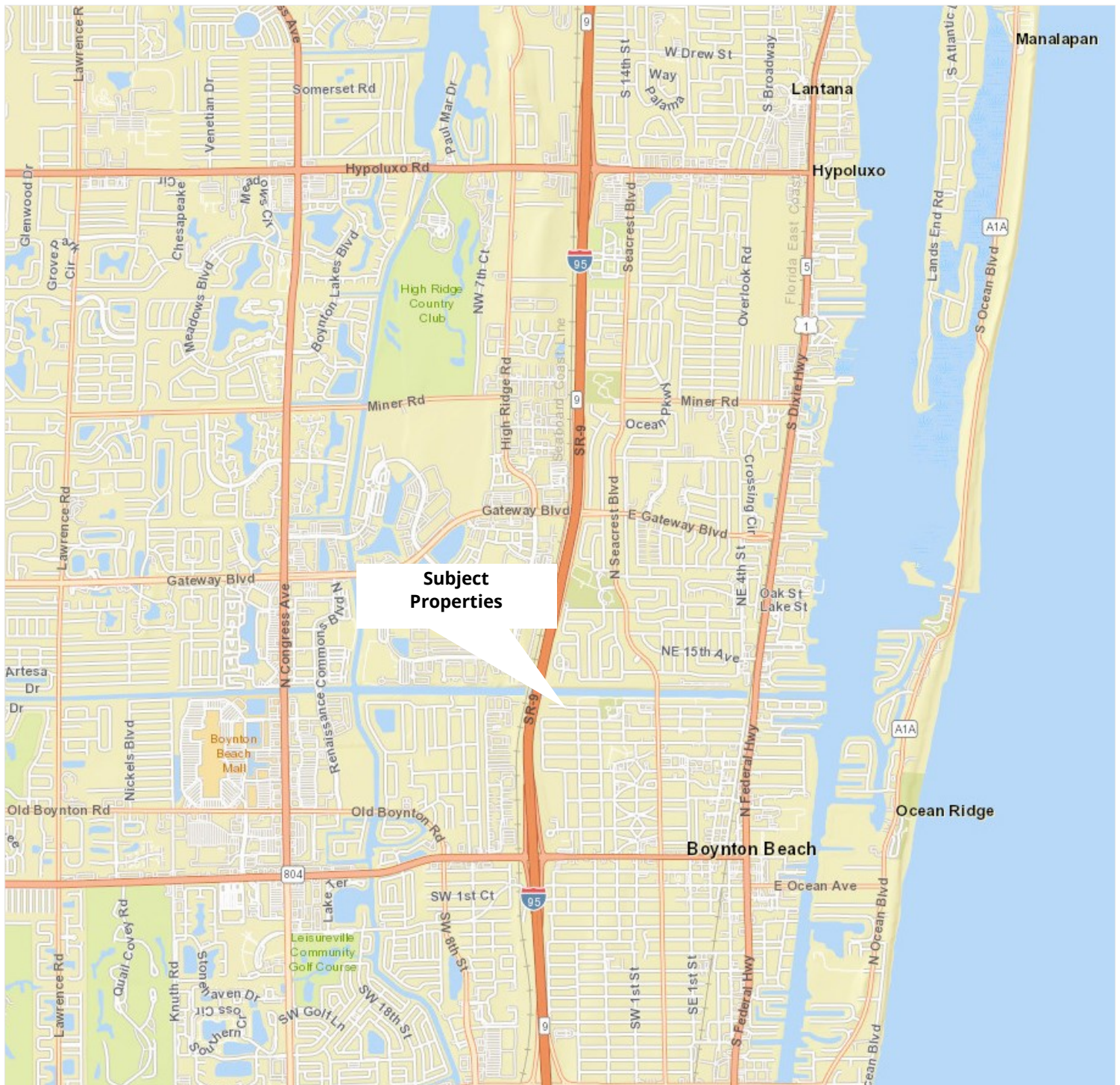


LOCATION MAP

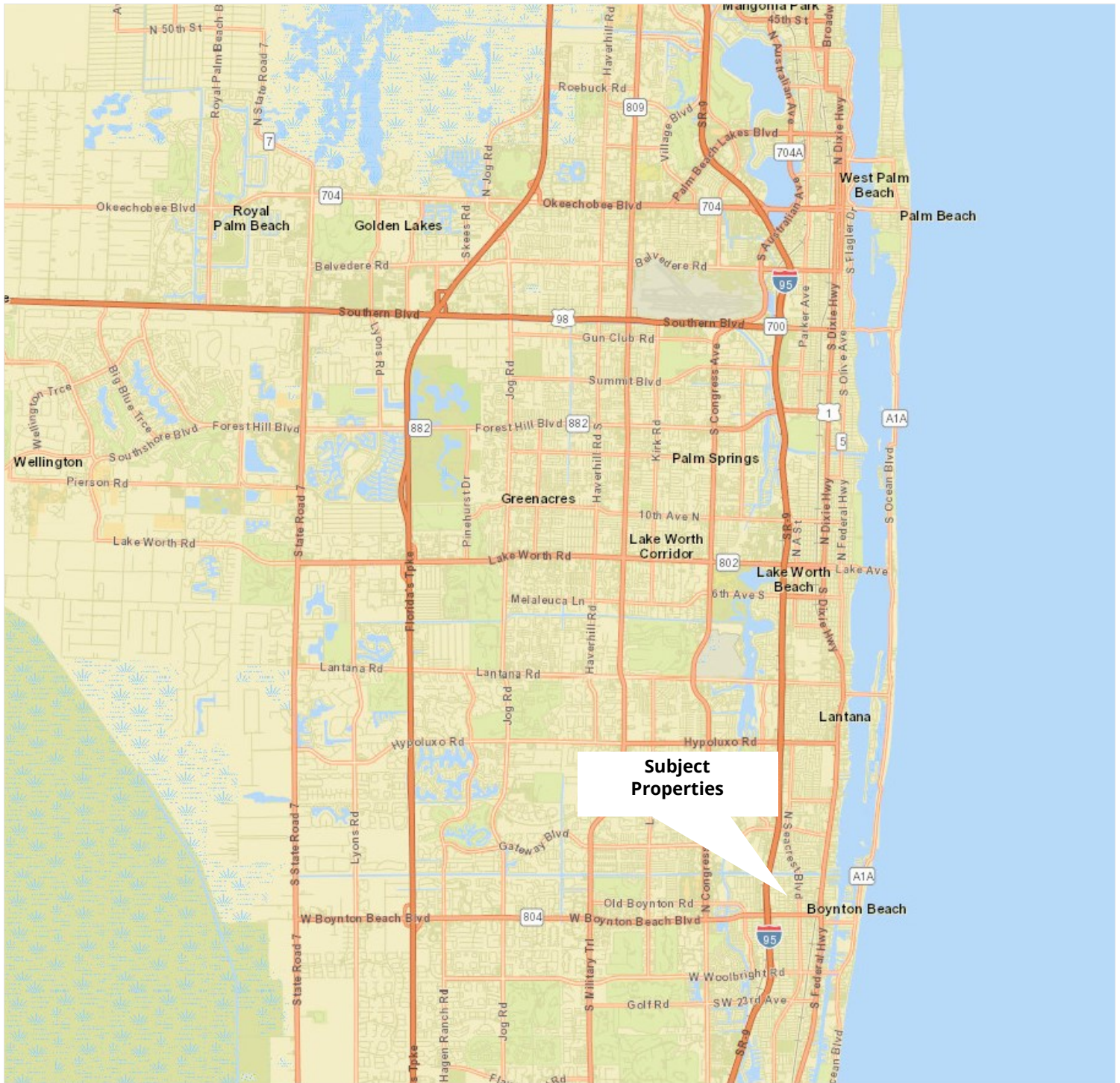
PBCHA ORDERED
AUCTION

LOCATION MAP

PBCHA ORDERED AUCTION



LOCATION MAP

PBCHA ORDERED
AUCTION

AUCTION SUMMARY

PBCHA ORDERED AUCTION

Auction Date / Time: The online Auction will begin Tuesday, February 15, 2022 at 10:00 AM ET. The online Auction will start closing on Wednesday, February 16, 2022 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 Auction 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

PBCHA ORDERED AUCTION

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

PBCHA ORDERED AUCTION

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

REAL ESTATE AUCTION

Ordered by Palm Beach County
Housing Authority

6 Residential Lots

Boynton Beach, FL



FISHER AUCTION COMPANY

2112 EAST ATLANTIC BOULEVARD | POMPAÑO BEACH, FLORIDA 33062

WWW.FISHERAUCTION.COM