

# A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
Keller Williams Realty  
jacben109@hotmail.com  
Call Me At: (305) 903-1858  
Office Phone: 305-757-1700



**Miami**

**14401 NW 2 AV**

**↓ \$ 75,000**

REF #: M1361891

**Status:** Active-Available

**Subdivision:**

✕BISCAYNE GDNS SEC E PART

**Bedrooms:** 3

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,371

**Year Built:** ✕1958/Resale

**Faces:** West

**Garage:** 0

**Carpport:** 1



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Excellent price for a 3/2 on corner lot in Biscayne Gardens. TLC required. Perfect for an investor or first time homebuyer. PLEASE EMAIL ALL OFFERS along with proof of funds or pre-qual letter. Based on condition, home may not qualify for FHA/VA financing.



**Bedroom Description:**

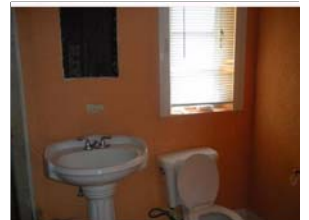
At Least 1 Bedroom Ground Level



**Master Bathroom:**

**Interior Features:**

First Floor Entry



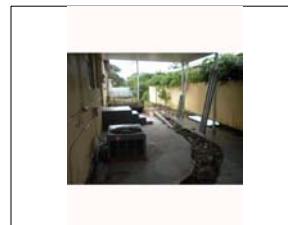
**Exterior Features:**

Room For Pool

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



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**Hollywood**

**7431 SHERIDAN ST**

**\$ 77,000**

REF #: F1003452

**Status:** Active-Available

**Subdivision:**

✕DRIFTWOOD ESTATES NO 1 45

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,184

**Year Built:** 1964/Resale

**Faces:** South

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

BANK FORECLOSURE! 3/2 SOLD IN "AS-IS" CONDITION, PRE-APPROVAL LETTER REQUIRED WITH ALL OFFERS(NO FHA AS PER SELLER), BANK/SELLER TERMS ARE: 5% ESCROW (DUE UPON ACCEPTANCE), 5 DAY INSPECTION, 20 DAY LOAN COMMITMENT, CLOSE IN 30 DAYS OR LESS, MUST CLOSE WITH SELLERS APPROVED CLOSING AGENT \*\*\*\* FOR ACCESS AND OFFER INSTRUCTIONS \*\*\*\* PLEASE SEE BROKER REMARKS AND ATTACHED INSTRUCTIONS

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Other/ Stacked Bedroom

**Exterior Features:**

Fence/ Other/ Patio

**Lot Description:**

Interior Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** TAKE UNIVERSITY DRIVE TO SHERIDAN STREET (HEAD EAST), THE PROPERTY IS BETWEEN NW 75 AVE AND NW 74 AVE.



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**Davie**

**5611 SW 36TH CT**

**↓ \$ 79,000**

REF #: F1011557

**Status:** Active-Available

**Subdivision:**

✕PLAYLAND VILLAGE

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,274

**Year Built:** 1969/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Electric Cooling/Central Cooling

Excellent Opportunity! This Property has a separate attached apartment with 1 bed 1 bath Property. PROPERTY SOLD IN AS-IS CONDITION. SUBMIT OFFERS ON FAR/BAR "AS IS" CONTRACT WITH PRE-APPROVAL LETTER, GOOD FAITH ESTIMATE SIGNED BY BUYER, PROOF OF FUNDS, AND A COPY OF CASHIERS ESCROW CHECK. OFFERS MUST ALSO BE SUBMITTED WITH A COPY OF SELLING AGENTS RE LICENSE. ALL OFFERS ARE SUBJECT TO SENIOR MANAGEMENT APPROVAL. SELLER ADDENDUMS REQUIRED UPON ACCEPTANCE. SEE ATTACHEMENTS.



**Bedroom Description:**

At Least 1 Bedroom Ground Level



**Master Bathroom:**

**Interior Features:**

First Floor Entry



**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



**Directions:** FROM STATE RD 84 EAST OF I-95 TAKE DAVIE RD SOUTH TO SW 36 CT



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**North Miami Beach**

**1861 NE 159 ST**

**\$ 79,900**

REF #: N267396

**Status:** Active-Available

**Subdivision:**

✕FULFORD HGTS

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:**

**SqFt Liv Area:** ✕ 1,317

**Year Built:** ✕1954/Unknown

**Faces:** South

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

Corporate owned single family home sold in AS IS condition. Cash sale only due to roof leaks & condition. \*\*\* PLEASE SEE ATTACHMENT LINK for the Instructions for Presenting Offers & the contract pkg that must be used \*\*\* Submit contracts to the email listed in Broker Remarks \*\*\* You will receive an email confirmation within 1 business hr. Do not call our office unless you did not receive an email confirmation within 1 business hr.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAPQUEST

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**Hollywood**

**3880 SW 30TH ST**

**\$ 79,900**

REF #: M1368889

**Status:** Active-Available

**Subdivision:**

✕LAKE FOREST

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,100

**Year Built:** 1958/Resale

**Faces:** North

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Bank owned-being sold AS IS. Proof of funds and earnest money deposit required on all cash offers, and pre-approval, copy of earnest money deposit and proof of funds on all financed offer. Large 3/2 in fairly move in condition, tiled floors, central air, fenced in yard and more.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

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**Hollywood**

**7080 HARDING ST**

**\$ 83,900**

REF #: M1364702

**Status:** Active-Available

**Subdivision:**

✕HERITAGE HOMES 47-42 B

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,302

**Year Built:** 1960/Resale

**Faces:** North

**Garage:** 0

**Carport:** 1



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Handyman special in the middle of west Hollywood great location, great schools. 3 bedrooms 2 bathrooms with pool and oversized lot. As Is sale

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

None

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

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**Hialeah**

**437 E 56 ST**

**↓ \$ 83,950**

REF #: D1371651

**Status:** Active-Available

**Subdivision:**

✕SARATOGA HGTS ADDN NO 1

**Bedrooms:** 4

**Full Baths:** 3

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,495

**Year Built:** ✕1936/Unknown

**Faces:** South

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

**\* \* \* BE QUICK...BID HIGH! CORPORATE BANK-OWNED REO FORECLOSURE !!! \* \* \* BIG FOUR-BEDROOM THREE-BATH HOME IN HIALEAH ALMOST 1500 SQUARE FT! RARE FIND.REMODELLED GRANITE KITCHEN W/STAINLESS STEEL OVEN &MICROWAVE. OVERSIZED PATIO. HOME NEEDS SOME WORK:ONE BATHROOM MISSING-WILL NOT QUALIFY FOR FINANCING.CASH OFFERS ONLY.DISCLOSURE:PROPERTY IS LISTED AS 2BED 2BTH IN TAX RECORDS & HAS BEEN RECONFIGURED.VIOLATIONS MAY EXIST.REFRIGERATOR MISSING. GREAT RENT POTENTIAL. GREAT PRICE. BID NOW BEFORE IT'S GONE!**

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Patio/ Shed

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



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**Hollywood**

**6611 PERSHING ST**

**\$ 84,000**

REF #: M1369390

**Status:** Active-Available

**Subdivision:**

RICKEY ESTATES 51-28 B

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** 1,236

**Year Built:** 1960/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Wonderful opportunity for first time home buyers. This 3/2 needs minor repairs including the roof, missing appliances but it has great potential. Excellent layout, big size patio, carport, tile throughout living and dining. ATT Brokers: Please follow offer submission guidelines prior to sending an offer. Buyer must be preapproved by Wells Fargo lending if financing but may use their own lender.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** CALL TOOL REALTY IF YOU NEED DIRECTIONS.



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**Miami**

**2336 NW 3 ST**

**\$ 84,150**

REF #: N267413

**Status:** Active-Available

**Subdivision:**

✕GLENROYAL AMD

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,476

**Year Built:** ✕1925/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0

**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** No Cooling

Originally 3/2. Existing zoning and code violations will be the responsibility of the buyer to correct after closing. Buyer responsible for verifying all information regarding violations. For info on violations, contact City of Miami. Sold as is, where is, no representations and no warranties of any kind from seller or agent. Must have proof of funds with all offers. Seller designates closing agent and holds escrow deposit.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** AGENTS PLEASE PRINT INSTRUCTIONS ATTACHED FOR SUBMITTING OFFERS.



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**Miami**

**1031 NE 137 ST**

**\$ 84,500**

REF #: N267378

**Status:** Active-Available

**Subdivision:**

✕ IRONS MANOR HIGH PINE ADD

**Bedrooms:** 3

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,796

**Year Built:** ✕ 1947/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

LOCKBOX, BANK OWNED SFR, PRICED TO SELL VERY FAST,>>CALL TOLL FREE # FOR SHOWING INSTRUCTIONS>> SUBMIT ATTACHED FAR/BAR AS-IS CONTRACT AND SPECIAL ADDENDUMS WILL BE SENT IF OFFER APPROVED, SOLD AS IS WHERE IS WITH ALL FAULTS, NO WARRANTIES EXPRESSED OR IMPLIED, INFORMATION IN MLS DEEMED ACCURATE BUT BUYERS RESPONSIBILITY TO VERIFY, SELLERS CHOICE OF ESCROW AND CLOSING AGENT, >>FAX OFFERS ONLY WITH EVERYTHING ON ATTACHED CHECKLIST. << SUBMIT ATTACHMENTS FOR DISCLOSURES AND FURTHER MLS TERMS<<



**Bedroom Description:**

Entry Level

**Master Bathroom:**



**Interior Features:**

First Floor Entry

**Exterior Features:**

Other



**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** ROOF LEAKS AND ADDITIONS WILL LIMIT REGULAR FHA FINANCING

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## Coral Gables

**212 GRANT DR**

**↓ \$ 84,900**

REF #: M1362135

**Status:** Active-Available

### Subdivision:

GOLDEN GATE SUB

**Bedrooms:** 2

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** 1,362

**Year Built:** 1938/Resale

**Faces:** South

**Garage:** 0

**Carpport:** 0



### Waterfront Frontage:

**Waterfront:** N

**Cooling:** Central Cooling

BANK OWNED PROPERTY-IN CORAL GABLES GREAT OPPORTUNITY FOR INVESTOR CLOSE TO THE ,MAYFAIR,COCOWALK,SHOPS,RESTAURANT & NITE LIFE.

### Bedroom Description:

Entry Level

### Master Bathroom:

### Interior Features:

Other

### Exterior Features:

Other

### Lot Description:

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



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## Hollywood

**1921 JEFFERSON ST**

**\$ 84,900**

REF #: D1380218

**Status:** Active-Available

### Subdivision:

✕ HOLLYWOOD 1-21 B

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,346

**Year Built:** 1962/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



### Waterfront Frontage:

**Waterfront:** N

**Cooling:** Electric Cooling

Great Property in the heart of Hollywood! Real hardwood floors throughout the home and ceramic. Very charming. Indoor porch and also outdoor tiled patio. Property also has large addition that could be a third bedroom or an in-law suite. Large Mango tree in Backyard gives plenty of shade. Near all major roadways, shopping and schools. 20 minutes to the beach!

### Bedroom Description:

Entry Level

### Master Bathroom:

### Interior Features:

Other

### Exterior Features:

Patio

### Lot Description:

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



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## North Miami Beach

**171 NE 171 ST**

**↓ \$ 85,000**

REF #: M1363965

**Status:** Active-Available

### Subdivision:

✕NO MIAMI BEACH MANOR

**Bedrooms:** 4

**Full Baths:** 2

**Half Baths:** 0

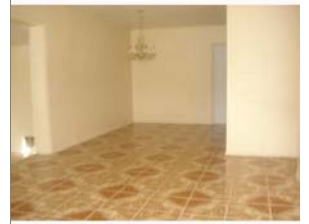
**SqFt Liv Area:** ✕ 1,415

**Year Built:** ✕1952/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



### Waterfront Frontage:

**Waterfront:** N

**Cooling:** Central Cooling/Ceiling Fans

FOR YOUR CONVENIENCE SHOWING BUTTON FOR SHOWINGS NO NEED TO CALL!!!YES JUST REDUCE SELLER WANTS OFFERS !!! BEING SOLD AS " AS IS" DUE TO OPEN PERMITS FINANCING IS NO AVAILABLE \*\*\*CASH ONLY\*\*\*!!!!SUBMIT ALL OFFERS ONLINE FIRST!! . IN A GOOD CORNER LOT, THIS HOME FEATURES TILE THROUGHOUT, AND UPDATED KITCHEN.CASH OFFERS NEEDS PROOF OF FUND NO EXCEPTIONS SELLER'S TITLE COMPANY MUST BE USED. DOWNLOAD ATTACHMENTS FOR OFFERS SUBMISSION

### Bedroom Description:

Entry Level

### Master Bathroom:

### Interior Features:

First Floor Entry

### Exterior Features:

Fence/ Fruit Trees

### Lot Description:

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



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**Miami**

**20011 NW 12 CT**

**↓ \$ 85,500**

REF #: M1358794

**Status:** Active-Available

**Subdivision:**

✕ HONEY HILL ESTS

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,559

**Year Built:** ✕ 1959/Resale

**Faces:** North West

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Bank owned. Large 3/2 family home with pool, located near schools, shopping, dining and stadium. Needs work. ONLY Cash Offers will be considered. Offers must include bank statements verifying asset, copy of deposit check for 10% of offer price. Offers must be submitted on a Far Bar "As Is" contract. Attached forms are required for all offers. please forward all offers to: offers@jppreo.com

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence/ Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



**Directions:** I-95 - EXIT 441-NW 2ND AVE-HEAD WEST ONTO NW 199TH ST/IVES DAIRY RD. ON 12TH AVE.NW. MAKE A RIGHT. TURN LEFT ONTO NW 200TH ST. TURN RIGHT ONTO NW 12TH CT. 20011 NW 12TH CT IS ON THE RIGHT.

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**Hollywood**

**4211 SW 32ND DR**

**\$ 87,900**

REF #: M1362370

**Status:** Active-Available

**Subdivision:**

✕LAKE FOREST

**Bedrooms:** 3

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,164

**Year Built:** 1962/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** No Cooling

Great Fannie Mae Owned REO property. Spacious floor plan. Submit and offer Today!! Large yard and great additional space in the rear rooms.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** CONTYLINE RD TO SW 48 AVE. RIGHT ON 38 STR, LEFT ON 46 AVE AND RIGHT ON 32 DRIVE.





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**Miami**

**350 NW 195 TE**

**\$ 88,100**

REF #: F1050240

**Status:** Active-Available

**Subdivision:**

✕SIERRA MIRADA REPLT

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 2,291

**Year Built:** ✕1957/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0

**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

INVESTORS SPECIAL CASH OFFERS ONLY! Buyers Closing Cost Credit: 3% OF THE PURCHASE PRICE Great potential. Per the tax roll this is 3 bedroom 2 bath home but boasts 7 bedroom and 3 baths...please note possible code violations... property being sold AS IS!! .....Seller requires pre-approval by chase representative agents please see broker remarks for chase rep Name and number. Also download attachments for more detailed information for submitting offers.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

None

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**





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**Hollywood**

**2639 FLETCHER CT**

**\$ 89,000**

REF #: M1367925

**Status:** Active-Available

**Subdivision:**

✕SUNSHINE MANOR NO 2 28-7

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 841

**Year Built:** 1960/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Electric Cooling

BANK OWNED. CASH OFFERS ONLY DUE TO DAMAGE IN CEILINGS. NICE HOUSE WITH A LOT OF POTENTIAL. NICE SIZE BACK AND FRONT YARD. SPACIOUS HOUSE. EASY TO SHOW IN LOCKBOX. CLICK ON REQUEST A SHOWING. EMAIL OFFERS AT [Laura@LauraIsYourRealtor.com](mailto:Laura@LauraIsYourRealtor.com)



**Bedroom Description:**

None

**Master Bathroom:**



**Interior Features:**

Other

**Exterior Features:**

Fence/ Open Porch/ Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



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**Miami**

**660 NE 145 ST**

**↓ \$ 89,900**

REF #: D1344116

**Status:** Active-Available

**Subdivision:**

✕SUNNY ACRES

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,603

**Year Built:** ✕1953/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

Central located with nice living spaces. Large backyard with mature trees. Does need some TLC but has great potential. See Attachement for presenting Offers!



**Bedroom Description:**

Other

**Master Bathroom:**



**Interior Features:**

First Floor Entry/ Other

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

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**Hollywood**

**6121 MADISON ST**

**\$ 89,900**

REF #: H871586

**Status:** Active-Available

**Subdivision:**

✕BREEZE HAVEN 37-17 B

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 696

**Year Built:** 1956/Resale

**Faces:** South

**Garage:** 0

**Carpport:** 1



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Electric Cooling

GREAT STARTER HOME IN HOLLYWOOD\*\*\*FORECLOSURE\*\*\*ALL OFFERS MUST COME WITH PREAPPROVAL LETTER OR PROOF OF FUNDS, SOLD AS IS. THIS IS NOT A SHORT SALE, 24 HOUR RESPONSE ON ALL OFFERS.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** HOLLYWOOD BLVD TO NW 62ND AVE GO SOUTH TO MADISON STREET THEN LEFT PROPERTY ON LEFT



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**Miami**

**660 NW 147 ST**

**\$ 90,000**

REF #: M1367779

**Status:** Active-Available

**Subdivision:**

✕BRANDON PARK SEC A

**Bedrooms:** 3

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,287

**Year Built:** ✕1951/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

3 BEDROOMS/1 BATHS SINGLE FAMILY HOME IN MIAMI. THIS IS IDEAL FOR FIRST TIME HOMEBUYERS AND/OR INVESTORS. MAKE AN OFFER TODAY!!!

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry/ Closet Cabinetry/ Other

**Exterior Features:**

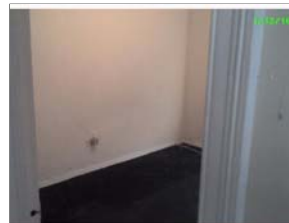
Fence/ Exterior Lighting/ Room For Pool

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** TAKE FL-826 E. TAKE THE US-441 S EXIT. TURN LEFT AT NW 7TH AVE. TURN LEFT AT NW 147TH ST DESTINATION WILL BE ON THE RIGHT.





## A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
Keller Williams Realty  
jacben109@hotmail.com  
Call Me At: (305) 903-1858  
Office Phone: 305-757-1700



**Hollywood**

**6135 MAYO ST**

**\$ 90,110**

REF #: M1369902

**Status:** Active-Available

**Subdivision:**

✕ HOLLYWOOD PINES 9-20 B

**Bedrooms:** 4

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,756

**Year Built:** 1948/Unknown

**Faces:** North

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Ceiling Fans

BANK OWNED. REO SALE. PROPERTY SOLD AS-IS WITHOUT REPAIRS OR WARRANTY.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

None

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** PEMBROKE ROAD TO 64TH AVE. NORTH TO MAYO STREET, EAST TO PROPERTY

# A Property for Your Consideration . . .

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**Hallandale**

**918 NW 2ND AV**

**↑ \$ 90,900**

REF #: F975133

**Status:** Active-Available

**Subdivision:**

✕AIRPORT VISTA 18-21 B

**Bedrooms:** 3

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,000

**Year Built:** 1966/Resale

**Faces:** North

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

BANK OWNED FORECLOSURE! ALL OFFERS MUST BE ON A FAR-BAR "AS IS" CONTRACT WITH RIGHT TO INSPECT, THIS CONTRACT IS ATTACHED ALONG WITH ADDENDUMS (IF APPLICABLE) HERE WITH LISTING. YOU MUST ALSO INCLUDE A PRE-APPROVAL LETTER (LESS THAN 30 DAYS OLD) OR PROOF OF FUNDS ALONG WITH A COPY OF ESCROW CHECK. All offers must be submitted with a pre-approval from CMS Portfolio Lending Group, unless the offer is cash or VA loan- Potential buyers contact a CMS portfolio lending group. SEE BROKER REMARKS!!

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

None

**Lot Description:**

Other

**Type of Assoc.** N **Total Fees:**

**Directions:** CORNER NW 9TH STREET AND NW 2 AVE

# A Property for Your Consideration . . .

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**Hollywood**

**2520 RODMAN ST**

**↓ \$ 92,500**

REF #: M1359034

**Status:** Active-Available

**Subdivision:**

✕SOUTH HOLLYWOOD AMD

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

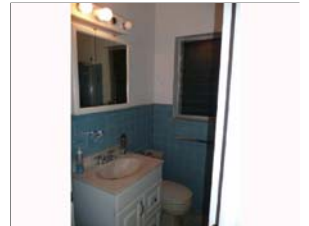
**SqFt Liv Area:** 1,405

**Year Built:** 1953/Resale

**Faces:** North

**Garage:** 1

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

**\*FORECLOSURE\* HOMESTEPS PROPERTY \*** This is the home you were waiting for **MOST ATTRACTIVE FORECLOSURE IN THE AREA\*** BIG HOME + Garage, home with many possibilities, use the big space for an additional room bathroom or keep as is. large screened porch in the back & great layout wonderful for entertaining. Great location! HOME STEPS PROPERTY 2 YEAR HOME WARRANTY-HOME PROTECT OFFERED on owner occupied purchase Read attached & instructions before making offers - tenenat occupied on month to month lease

**Bedroom Description:**

Entry Level/ Other

**Master Bathroom:**

**Interior Features:**

Other

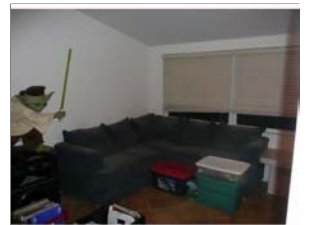
**Exterior Features:**

Open Porch/ Other/ Screened Patio/Porch

**Lot Description:**

1/4 To Less Than 1/2 Acre Lot

**Type of Assoc.** N **Total Fees:**





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**North Miami Beach**

**550 NE 175 ST**

**\$ 94,100**

REF #: M1366249

**Status:** Active-Available

**Subdivision:**

✕SHOREWOOD HGTS

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 2,227

**Year Built:** ✕1955/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Corporate owned asset. Sold "as-is". Minimum 3 day exposure from 1/25/10 on MLS before seller will look at offers. Click attachments for offer instructions. "Cash Offers Only".

**Bedroom Description:**

Entry Level

**Master Bathroom:**

Combination Tub & Shower

**Interior Features:**

First Floor Entry/ Other

**Exterior Features:**

Fence/ Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** FROM I-95 EAST ON NE 183 ST, NORTH TO NE 6 AVE TO 175 ST.



# A Property for Your Consideration . . .

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**Hollywood**

**2723 MONROE ST**

**↓ \$ 94,900**

REF #: F1044026

**Status:** Active-Available

**Subdivision:**

✕ HOLLYWOOD LITTLE RANCHES

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

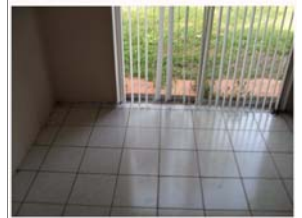
**SqFt Liv Area:** ✕ 1,050

**Year Built:** 1956/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

3 BED 2 BATH SFR WITH CIRCULAR DRIVEWAY AT HOLLYWOOD LITTLE RANCHES IN HOLLYWOOD!! PUBLIC RECORDS SHOWS 2 BED 1 BATH, SO THE ADDITION COULD BE ILLEGAL. THIS IS A FANNIEMAE HOMEPATH PROPERTY & IS APPROVED FOR HOMEPATH RENOVATION MORTGAGE FINANCING FOR AS LITTLE AS 3% DOWN. MAY NOT FINANCE IN PRESENT CONDITION OTHER THAN HOMEPATH or 203K. NO SELLER DISCLOSURE WILL BE PROVIDED. THE INFO IN THIS MLS IS NOT GUARANTEED BY THE SELLER OR THE LISTING AGENT! PLEASE SEE LIMITED TIME BUYER INCENTIVES ATTACHED!!

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Open Porch

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



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**Miramar**

**6910 SW 24TH ST**

**↓ \$ 94,900**

REF #: F917980

**Status:** Active-Available

**Subdivision:**

✕PALM LANE HOMES IN MIRAMA

**Bedrooms:** 4

**Full Baths:** 3

**Half Baths:** 0

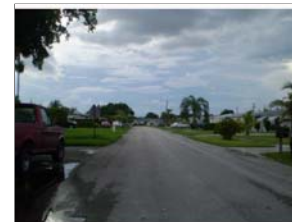
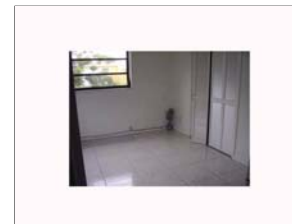
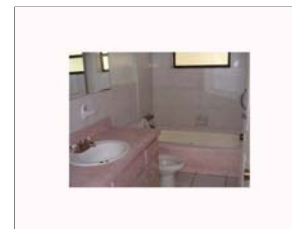
**SqFt Liv Area:** ✕ 1,209

**Year Built:** 1958/Resale

**Faces:** North

**Garage:** 0

**Carport:** 1



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

Must see to appreciate. Nice 4/3 with a nice yard. Interior features all tile floors and a large master bedroom. Home just needs those finishing touches by your buyer! Bring offers!! <<<<< All offers must be submitted with a pre-approval from CMS Portfolio Lending Group, unless the offer is cash or VA loan-Potential buyers contact a CMS portfolio lending SEE BROKER REMARKS >>>>>

**Bedroom Description:**

Entry Level

**Master Bathroom:**

Combination Tub & Shower

**Interior Features:**

First Floor Entry/ Stacked Bedroom

**Exterior Features:**

Fence/ Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** PEMBROKE ROAD EAST OF 441, LEFT AT 68TH AVE, RIGHT AT 22 CT., LEFT AT 69 AVE, RIGHT AT 24 ST.



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**Miami**

**3534 NW 12 ST**

**\$ 95,000**

REF #: M1369386

**Status:** Active-Available

**Subdivision:**

✕DOUGLAS PARK

**Bedrooms:** 3

No Photo Available

**Full Baths:** 3

**Half Baths:** 0

**SqFt Liv Area:** ✕ 2,054

No Photo Available

**Year Built:** ✕1947/Resale

**Faces:** North

**Garage:** 0

No Photo Available

**Carport:** 0

**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Wall/Window Unit Cooling

Attn: This bank owned 3bed/3bath, 1 story home in this heart of miami will not last!!! The property features tiled throughout and kitchen cabinets have been upgraded. Great for investors. Make inspections prior to submitting an offer. Proof of funds/Pre-Approval/letter must accompany all offers. Submit in FAR/BAR, As Is/Where is. No warranties expressed or implied. All offers will be reviewed with 48 hrs.

No Photo Available

**Bedroom Description:**

Other

No Photo Available

**Master Bathroom:**

**Interior Features:**

First Floor Entry

No Photo Available

**Exterior Features:**

Fence/ Patio

**Lot Description:**

Less Than 1/4 Acre Lot

No Photo Available

No Photo Available

**Type of Assoc.** H **Total Fees:** \$0 / N

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**Hollywood**

**2321 N 61ST AV**

**\$ 95,000**

REF #: H871448

**Status:** Active-Available

**Subdivision:**

SUNSHINE PARK ESTATES ADD

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** 780

**Year Built:** 1983/Resale

**Faces:** North

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

RANCH STYLE HOME IN AVERAGE CONDITION. MAY NOT CONFORM TO CODE. SOLD AS IS BY SELLER. SEE ADDENDUMS LOADED TO LISTING.

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SHERIDAN TO 61 AVE, GO SOUTH TO PROPERTY

# A Property for Your Consideration . . .

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**Miramar**

**2654 PINE TREE DR**

**\$ 95,000**

REF #: M1364987

**Status:** Active-Available

**Subdivision:**

✕MIRAMAR

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 853

**Year Built:** 1961/Resale

**Faces:** East

**Garage:** 1

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

""Bank Owned" Large two bedrooms one bath and a den. Spacious back yard. Easy to show on lockbox. All offers must be "As-Is". Preferred cash offers.

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Open Porch

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



# A Property for Your Consideration . . .

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**Miami**

**14940 NW 6 CT**

**\$ 98,000**

REF #: M1359204

**Status:** Active-Available

**Subdivision:**

✕BISCAYNE GDNS SEC E PART

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,840

**Year Built:** ✕1954/Resale

**Faces:** North

**Garage:** 2

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** No Cooling

Home w/large square footage that was once a group home so you will find more than one kitchen and the space is divided up. Property has 3 bed/2bath financing will be difficult because of the modifications. It is convenient to the interstate and shopping. Property is sold as-is and seller will make no repairs.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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**Hialeah**

**741 SE 3 PL**

**↓ \$ 99,900**

REF #: N265333

**Status:** Active-Available

**Subdivision:**

⌘ ESSEX VILLAGE 1ST ADDN

**Bedrooms:** 5

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ⌘ 1,450

**Year Built:** ⌘ 1948/Unknown

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

Corporate owned single family home sold in AS IS condition. ADDITIONS/CODE VIOLATIONS EXIST AND WILL BE THE BUYERS RESPONSIBILITY. BUYER WILL NEED TO SIGN STIP AGREEMENT FROM THE CITY OF HIALEAH. A CONDITIONAL CERTIFICATE WILL BE ISSUED. \*\*\* PLEASE SEE ATTACHMENT LINK for the Instructions for Presenting Offers & the contract pkg that must be used \*\*\* Submit contracts to the email listed in Broker Remarks \*\*\* You will receive an email confirmation within 1 business hr.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAPQUEST

# A Property for Your Consideration . . .

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**El Portal**

**180 NW 88 ST**

**\$ 99,900**

REF #: D1354673

**Status:** Active-Available

**Subdivision:**

HOMEDALE

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** 1,737

**Year Built:** 1948/Resale

**Faces:** North

**Garage:** 0

**Carpport:** 1



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

WE ARE IN A MULTIPLE OFFER SITUATION, HIGHEST AND BEST IS DUE BY 2/4/10. BANK OWNED FORECLOSURE, NEEDS TLC, SOLD AS-IS, EASY TO SHOW. REALTORS SEE BROKER REMARKS FOR INSTRUCTIONS. CASH OFFERS ONLY DUE TO CONDITION.

**Bedroom Description:**

Entry Level/ Other

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot/ Interior Lot/ Regular Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** A \*-\* N MIAMI AVENUE TO N 88 ST - WEST TO PROPERTY



# A Property for Your Consideration . . .

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**Miami**

**2235 SW 58 CT**

**\$ 99,900**

REF #: N267436

**Status:** Active-Available

**Subdivision:**

✕DUAL CONDO #1

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 796

**Year Built:** ✕1946/Resale

**Faces:** West

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling



LOCKBOX, BANK OWNED SFR, PRICED TO SELL VERY FAST,>>CALL TOLL FREE # FOR SHOWING INSTRUCTIONS>> SUBMIT ATTACHED FAR/BAR AS-IS CONTRACT AND SPECIAL ADDENDUMS WILL BE SENT IF OFFER APPROVED, SOLD AS IS WHERE IS WITH ALL FAULTS, NO WARRANTIES EXPRESSED OR IMPLIED, INFORMATION IN MLS DEEMED ACCURATE BUT BUYERS RESPONSIBILITY TO VERIFY, SELLERS CHOICE OF ESCROW AND CLOSING AGENT, >>FAX OFFERS ONLY WITH EVERYTHING ON ATTACHED CHECKLIST. << SUBMIT ATTACHMENTS FOR DISCLOSURES AND FURTHER MLS TERMS<<



**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

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**Dania**

**706 NW 7TH ST**

**\$ 99,900**

REF #: F1051553

**Status:** Active-Available

**Subdivision:**

✕MELALEUCA GARDENS RE

**Bedrooms:** 2

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 988

**Year Built:** 1970/New Constructio

**Faces:** South

**Garage:** 0

**Carport:** 1



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

BANK FORECLOSURE - 2 BED 2 BATH HOME ON LARGE LOT ACROSS THE STREET FROM DANIA CUT OFF CANAL SOLD AS-IS. TERMS ARE: 5 DAYS INSPECTION PERIOD. MINIMUM 10% EM DEPOSIT FOR CASH TRANSACTIONS AND MINIMUM 3% FOR FINANCED. 15 DAYS LOAN COMMITMENT. PROOF OF FUNDS/PRE-APPROVAL LETTER FROM PROSPECT MORTGAGE TO BE PROVIDED WITH ALL OFFERS. MUST CLOSE WITHIN 30 DAYS WITH SELLER'S CLOSING AGENT.

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence/ Room For Pool

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** GRIFFIN RD WEST OF US1 TO FIRST LIGHT, LEFT AND THEN RIGHT TO NW 6TH AVE, SOUTH TO NW 7TH ST AND WEST TO PROPERTY.



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**Hollywood**

**6270 THOMAS ST**

**\$ 99,900**

REF #: M1341647

**Status:** Active-Available

**Subdivision:**

✕DRIFTWOOD PLAZA NO 3 53-1

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,016

**Year Built:** 1972/Resale

**Faces:** North

**Garage:** 1

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

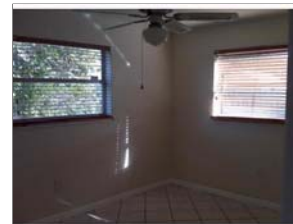
**Cooling:** Electric Cooling/Central Cooling

2/1 Hollywood area at dead end street culvesac with New kitchen, New Appliances, New electrical, 1 car garage (efficiency and garage conversion is being removed and converted back to garage per city code requirements), next to Turnpike, Hard Rock Hotel and Casino, good investment. SUBMIT OFFERS WITH ALL ATTACHMENTS IN MLS IMCOMPLETE OFFERS WILL NOT BE SUBMITTED. SEE BROKER REMARKS...



**Bedroom Description:**

At Least 1 Bedroom Ground Level



**Master Bathroom:**



**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence/ Other

**Lot Description:**

Less Than 1/4 Acre Lot/ Flood Zone Lot/ West Of Us 1

**Type of Assoc.** N **Total Fees:**



**Directions:** TAKE SHERIDAN STREET WEST TO 64TH AVENUE MAKE A LEFT, AND TAKE TO THOMAS STREET, MAKE LEFT ON THOMAS STREET AND TAKE TO PROPERTY.



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**Miami**

**132 SW 113 AV**

**↓ \$ 103,500**

REF #: D1363970

**Status:** Active-Available

**Subdivision:**

✕ SWEETWATER HILLS

**Bedrooms:** 2

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,394

**Year Built:** ✕ 1980/Resale

**Faces:** East

**Garage:** 1

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Ceiling Fans/Central Cooling

**\*\*BACK ON THE MARKET\*\*PROPERTY SOLD IN AS-IS CONDITION. SEE ATTACHMENTS FOR OFFER PROCEDURES. FINANCING MAY BE DIFFICULT TO OBTAIN DUE TO PROPERTY CONDITIONS. CONSULT LENDER PRIOR TO SUBMITTING FINANCED OFFERS.**

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** FL, TURNPIKE N., EXIT 25, LEFT ON 109 AVE, LEFT ON 2ND ST, RIGHT ON 113TH AVE, END AT PROPERTY.



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**Miami**

**5925 NW 5 ST**

**↓ \$ 104,000**

REF #: D1361939

**Status:** Active-Available

**Subdivision:**

✕WEST FLAGLER PARK SEC B

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,247

**Year Built:** ✕1955/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

NO FHA OFFERS. Seller is selling in 'As-Is' condition & will make no repairs. Seller & agent make no representations or guarantees. Seller or agent has no knowledge of any defects that would affect value of property. Buyer must verify all info including but not limited to HOA fees and TAXES. Seller will not pay for or provide survey.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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## Pembroke Pines

**6820 SW 10TH CT**

**\$ 104,500**

REF #: F1045020

**Status:** Active-Available

### Subdivision:

✕PEMBROKE PINES NO 2 35-46

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,152

**Year Built:** 1957/Resale

**Faces:** North

**Garage:** 1

**Carport:** 0



### Waterfront Frontage:

**Waterfront:** N

**Cooling:** Central Cooling

Great Floor Plan Wood Floors Big Back Yard - Corp Owned prop being sold "AS IS". All offers must be accompanied with Escrow deposit, Proof of funds or PreQual/PreApproval. See broker remarks. Selling Agent responsible for all Condo/HOA docs and verification of fees. Buyer may pay for State Docs Stamps on Deed and All closing transfer fees included but not limited to lien search. No Occupancy or exchange of keys until funding.

### Bedroom Description:

Master Bedroom Ground Level

### Master Bathroom:

Shower Only

### Interior Features:

Other

### Exterior Features:

Other

### Lot Description:

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** PEMBROKE RD WEST TO SW 72ND AVE NORTH TO SW 10TH COURT EAST TO PROPERTY





# A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
Keller Williams Realty  
jacben109@hotmail.com  
Call Me At: (305) 903-1858  
Office Phone: 305-757-1700



**Miami**

**20785 N MIAMI AV**

**↑ \$ 104,900**

REF #: M1301376

**Status:** Active-Available

**Subdivision:**

✕ANDOVER 1ST ADDN

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,181

**Year Built:** ✕1962/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

3/2 single family home located in N. Miami. Make an offer! Note: The property is offered as-is w/o repair. A pre-qual letter from CMS portfolio lending group MUST be presented with ALL offers. If cash, provide proof of funds; Please see attachments for contract form, offer check list, addendums and contingencies. Easy to show. On Lockbox.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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**Miami**

**5718 NW 4 AV**

**\$ 104,900**

REF #: M1368728

**Status:** Active-Available

**Subdivision:**

✕BUENA VISTA GDNS

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 1

**SqFt Liv Area:** ✕ 1,500

**Year Built:** ✕2004/Resale

**Faces:** North

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

This like new house has an open floor plan with tile floors. The kitchen is open to the family room and you have a large back yard. Home has the hurricane shutters installed so you may have to walk around the house to get to the back yard. The property has a gate across the front and the key to the padlock is in the lockbox. HomePath financing is available, buy for as little as 3% down. Close before May 1 and receive an extra 3.5% in closing costs or appliances! See HomePath.com Special offers for details

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Split Bedroom

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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**Hollywood**

**2657 FLETCHER CT**

**↓ \$ 105,000**

REF #: H869666

**Status:** Active-Available

**Subdivision:**

✕SUNSHINE MANOR NO 2 28-7

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 862

**Year Built:** 1953/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

FORECLOSURE!! OPEN FOR OFFERS..BEING SOLD "AS IS"..INSPECTIONS WELCOME..ALL OFFERS MUST INC. BUYERS PQ LETTER FROM PROSPECT MTG..INFO. UNDER ATTACHMENTS..

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Other

**Lot Description:**

Corner Lot

**Type of Assoc.** N **Total Fees:**



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**Hialeah**

**720 NE 6 ST**

**\$ 107,800**

REF #: N267262

**Status:** Active-Available

**Subdivision:**

✕MARJOHN PARK

**Bedrooms:** 4

**Full Baths:** 3

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,347

**Year Built:** ✕1947/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

Bank Owned! FORECLOSURE! 2 bedroom home with addition of 2 bedrooms, Large Lot, Needs Repairs but has lots of potential! Cash offers must show source of funds. There are also possible violations in the addition. All offers in FAR9 contract. Bank addendum are require with offer. Pre-Approval letter with offers. PROPERTY SOLD IN "AS IS" CONDITION. Buyer responsible for violation if any.

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Patio/ Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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jacben109@hotmail.com  
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**Miami**

**4760 NW 5 ST**

**\$ 107,900**

REF #: H871627

**Status:** Active-Available

**Subdivision:**

✕JAY BOB SUB PT NO 1

**Bedrooms:** 4

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,377

**Year Built:** ✕1955/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Bank Foreclosure - One large house or 2 separate units (zoned 2 family). Investor special - roof repairs to be completed by seller. Please allow 2-3 business days for seller's response. See attached addendum for offer instructions, financing options and seller incentives.

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

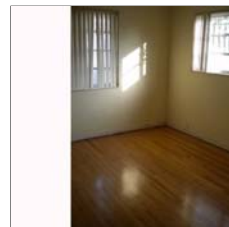
**Exterior Features:**

Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



# A Property for Your Consideration . . .

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**Hollywood**

**6850 CODY ST**

**\$ 108,500**

REF #: D1376739

**Status:** Active-Available

**Subdivision:**

✕DRIFTWOOD ACRES NO 15 45-

**Bedrooms:** 2

**Full Baths:** 2

**Half Baths:** 0

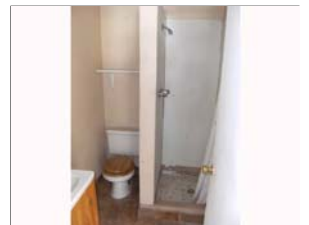
**SqFt Liv Area:** ✕ 794

**Year Built:** 1963/Resale

**Faces:** North

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

BANK OWNED FORECLOSURE, LARGER THAN TAX RECORD. HOUSE NEEDS SOME TLC, ALL OFFERS MY BE PRESENTED WITH PRE-QUALIFICATION LETTER FROM WELL FARGO AND WITH CASH OFFER S PROOF OF FUNDS IS REQUIRED.

**Bedroom Description:**

Entry Level/ Master Bedroom Ground Level

**Master Bathroom:**

Combination Tub & Shower

**Interior Features:**

First Floor Entry

**Exterior Features:**

Screened Patio/Porch/ Shed

**Lot Description:**

Less Than 1/4 Acre Lot/ Regular Lot/ West Of Us 1

**Type of Assoc.** N **Total Fees:**

**Directions:** FROM 441 WEST ON SHERIDAN, TURN RIGHT ON NW 68 AVE, TURN LEFT ON CODY ST, PROPERTY IS ON THE LEFT.





# A Property for Your Consideration . . .

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**Hialeah**

**1041 W 59 PL**

**↓ \$ 109,200**

REF #: M1336210

**Status:** Active-Available

**Subdivision:**

✕PALM SPRINGS 5TH ADDN SEC

**Bedrooms:** 4

**Full Baths:** 2

**Half Baths:** 0

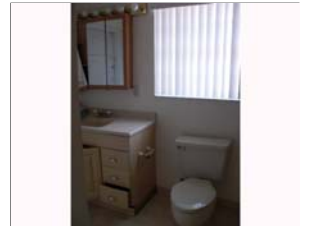
**SqFt Liv Area:** ✕ 1,517

**Year Built:** ✕1957/Resale

**Faces:** North

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

10% Deposit in the form of a Cashier's Check must be made payable to seller's closing agent. A copy of the original check is required to present offer. Please use the Contracts & Bank Addendums in "ATTACHMENT" of MLS. Inspections must be done prior to contract. Buyer will pay Principal Realty a \$350.00 compliance fee at closing. Offers must be presented with Proof of Funds.seller is not negotiating offers due to Title issues.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Other

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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jacben109@hotmail.com  
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**Miami**

**1529 SW 20 AV**

**↓ \$ 109,900**

REF #: D1375619

**Status:** Active-Available

**Subdivision:**

✕PORTER MANOR

**Bedrooms:** 4

**Full Baths:** 3

**Half Baths:** 1

**SqFt Liv Area:** ✕ 2,067

**Year Built:** ✕1925/Resale

**Faces:** West

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

\*\*\*HOMESTEPS/FREDDIE MAC PROPERTY\*\*\*See Attachments, before presenting offers. CASH offers ONLY with proof of funds - Property has code violations and buyer to assume responsibility.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAPQUEST.



# A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
Keller Williams Realty  
jacben109@hotmail.com  
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**Hollywood**

**5614 BRANCH ST**

**↑\$ 109,900**

REF #: F1029170

**Status:** Active-Available

**Subdivision:**

✕PLAYLAND COUNTRY ESTATES

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 768

**Year Built:** 1955/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

Totally rehabbed foreclosure in the heart of Hollywood, close to everything including Casino. Hurry a steal at this price. Not a short sale, get an answer the same day!!!

**Bedroom Description:**

None

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SHERIDAN TO 441 S TO ARTHUR ST (NW 13 ST) E TO N 57 AVE N TO BRANCH ST E TO PROPERTY ON RIGHT



# A Property for Your Consideration . . .

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**Hollywood**

**3229 ARTHUR TE**

**\$ 109,900**

REF #: D1381910

**Status:** Active-Available

**Subdivision:**

✕PARK ROAD MANOR 30-19 B

**Bedrooms:** 2

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 920

**Year Built:** 1958/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Electric Cooling

Adorable home with great potential. Large backyard and ceramic tiled floors throughout. Near all major roadway and near downtown Hollywood! 10 minutes to beaches, Aventura mall for dining & shopping!



**Bedroom Description:**

Other

**Master Bathroom:**



**Interior Features:**

Built-Ins

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
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jacben109@hotmail.com  
Call Me At: (305) 903-1858  
Office Phone: 305-757-1700



**North Miami**

**12625 NW MIAMI CT**

**↓ \$ 110,000**

REF #: M1360605

**Status:** Active-Available

**Subdivision:**

✕OVERBROOK SHORES

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

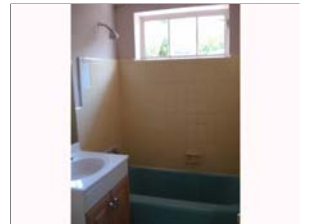
**SqFt Liv Area:** ✕ 1,285

**Year Built:** ✕1950/Resale

**Faces:** North

**Garage:** 1

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

**\*\*see attachments prior to showing\*\*.** CORP OWNED, Quick Decision and closing available, not a short sale. House has many updates, move in condition, no liens or violations.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAPQUEST FOR BEST DIRECTIONS FOR YOU.

# A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
Keller Williams Realty  
jacben109@hotmail.com  
Call Me At: (305) 903-1858  
Office Phone: 305-757-1700



**Hialeah**

**491 SE 3 ST**

**↓ \$ 110,000**

REF #: M1354689

**Status:** Active-Available

**Subdivision:**

✕EAST HIALEAH

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 2,155

**Year Built:** ✕1948/Resale

**Faces:** South

**Garage:** 2

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

UNIQUE OPPORTUNITY IN HIALEAH, HOUSE IS ON A LARGE CORNER LOT. EASY COMMUTE TO EVERYWHERE PROPERTY HAS TWO STRUCTURES THE MAIN HOUSE AND A DETACHED 563FT GARAGE. BONITA CASA EN HIALEAH CERCA A TODO TIENE ADEMAS DE LA CASA UN GARAGE SEPARADO DE 563 FT. ESTA ES UNA EXCELENTE OPORTUNIDAD NO LA DEJE PASAR.



**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot/ Corner Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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Keller Williams Realty  
jacben109@hotmail.com  
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**Hollywood**

**1901 COOLIDGE ST**

**\$ 113,000**

REF #: H869237

**Status:** Active-Available

**Subdivision:**

✕ HOLLYWOOD ESTATES 15-57 B

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 966

**Year Built:** 1948/Resale

**Faces:** East

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

FORECLOSURE!! OPEN FOR OFFERS..CASH DEALS ONLY..TWO BEDROOM ONE BATHROOM WITH ADDITIONAL ONE BEDROOM ONE BATHROOM APT WITH KITCHEN..BEING SOLD "AS IS"..ALL INSPECTIONS MUST BE DONE PRIOR TO SUBMITTING OFFER..BUYER RESPONSIBLE FOR ANY AND ALL VIOLATIONS..

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Corner Lot

**Type of Assoc.** N **Total Fees:**



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**Miramar**

**7115 TROPICANA ST**

**\$ 114,504**

REF #: F1052827

**Status:** Active-Available

**Subdivision:**

✕MIRAMAR

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 3,555

**Year Built:** 1966/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Bank Foreclosure- Present all offers via email in PDF format 1 file for all pages. Cash only. Code violations exist.Proof of Funds required with offer.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAP



# A Property for Your Consideration . . .

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**Miami**

**19602 NE 1 AV**

**↓ \$ 114,900**

REF #: N267049

**Status:** Active-Available

**Subdivision:**

✕SIERRA 3RD ADDN

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,460

**Year Built:** ✕1955/Unknown

**Faces:** East

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

Bank foreclosure single family home sold in AS IS condition. Cash Sale due to roof leaks\*\*\* PLEASE SEE ATTACHMENT LINK for the Instructions for Presenting Offers & the contract pkg that must be used \*\*\* Submit contracts to the email listed in Broker Remarks \*\*\* You will receive an email confirmation within 1 business hr. Do not call our office unless you did not receive an email confirmation within 1 business hr.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAPQUEST

# A Property for Your Consideration . . .

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Office Phone: 305-757-1700



## Pembroke Pines

**8681 SW 15TH ST**

**\$ 114,900**

REF #: F1052500

**Status:** Active-Available

### Subdivision:

✕ CINNAMON PLACE 1 121-26 B

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

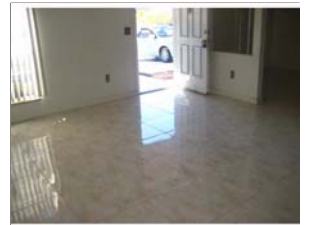
**SqFt Liv Area:** ✕ 980

**Year Built:** 1986/Resale

**Faces:** South

**Garage:** 1

**Carport:** 0



### Waterfront Frontage:

**Waterfront:** N

**Cooling:** Central Cooling

FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS OR PERFECT IF YOU WANT TO DOWNSIZE. COZY HOME IS LOCATED IN THE HEART OF PEMBROKE PINES.

### Bedroom Description:

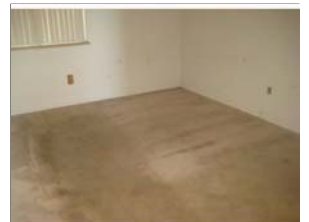
Entry Level

### Master Bathroom:



### Interior Features:

First Floor Entry



### Exterior Features:

Other/ Screened Patio/Porch

### Lot Description:

Less Than 1/4 Acre Lot

**Type of Assoc.** H **Total Fees:** \$100 / M



# A Property for Your Consideration . . .

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**North Miami**

**535 NE 154 ST**

**↓ \$ 118,900**

REF #: D1371009

**Status:** Active-Available

**Subdivision:**

✕BISCAYNE GDNS SEC A

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,189

**Year Built:** ✕1951/Resale

**Faces:** South West

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

The subject property is located within a reasonable distance to all area amenities with adequate access to major arteries of transportation and place of employment. rehab property 40520 sft of lot size, great investment.Seller required 3% escow deposit under buyer's title. For special financing and incentives, Seller requests potential buyers contact : Chase Loan Officer, Suresh Bissoon Cell: 917-539-5066email: suresh.bissoon@chase.com

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

None

**Lot Description:**

Oversized Lot

**Type of Assoc.** N **Total Fees:**



# A Property for Your Consideration . . .

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jacben109@hotmail.com  
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Office Phone: 305-757-1700



**Miramar**

**6531 SW 30TH ST**

**\$ 118,900**

REF #: H871438

**Status:** Active-Available

**Subdivision:**

✧MIRAMAR PARK 38-35 B

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✧ 980

**Year Built:** 1961/Resale

**Faces:** South East

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

HANDY? THIS HOUSE NEEDS SOME FACE MINOR LIFTING. THIS HOME IS ELIGIBLE FOR HOMEPATH MORTGAGE AS LITTLE AS 3% DOWN, NO APPRAISAL OR MORTGAGE INSURANCE REQUIRED. PLEASE OBTAIN A PREQUAL LETTER FROM ONE OF THE ATTACHED APPROVED LENDERS.



**Bedroom Description:**

None

**Master Bathroom:**



**Interior Features:**

First Floor Entry

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



**Directions:** FLORIDA'S TURNPIKE N/FL-821 N (PORTIONS TOLL).TAKE THE SR-817/NW 27TH AVE/UNIVERSITY DR EXIT 47. LEFT S UNIVERSITY DR/FL-817 N.RIGHT ONTO MIRAMAR PKWY/FL-858 E.RIGHT SW 66TH TER.LEFT SW 30TH ST

# A Property for Your Consideration . . .

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Office Phone: 305-757-1700



**North Miami Beach**

**560 NE 175 TE**

**\$ 119,000**

REF #: D1380509

**Status:** Active-Available

**Subdivision:**

SUNSWEPT HGTS SEC 1

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** 0

**Year Built:** 1956/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Wall/Window Unit Cooling/Ceiling Fans

NOT A SHORT SALE. CORPORATED OWNED . EASY TO SHOW ON LOCK BOX , BEATIFULL HOUSE .  
PRIVATE BACK YARD .LAUNDRY ROOM. NICE NICE , NEED TO PREQUAL BY WELLS FARGO DESIGNATED  
OFFICE



**Bedroom Description:**

Entry Level

**Master Bathroom:**

Shower Only

**Interior Features:**

First Floor Entry/ Walk-In Closets

**Exterior Features:**

Open Porch

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



**Directions:** GO SOUTH OF MIAMI GARDENS DRIVE ON NE 6 AVE--MAKE RIGHT AT 175 TER

# A Property for Your Consideration . . .

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Keller Williams Realty  
jacben109@hotmail.com  
Call Me At: (305) 903-1858  
Office Phone: 305-757-1700



**North Miami Beach**

**16050 NE 8 CT**

**↓ \$ 119,900**

REF #: M1306444

**Status:** Active-Available

**Subdivision:**

✕CARL BYOIR SUB

**Bedrooms:** 4

**Full Baths:** 3

**Half Baths:** 0

**SqFt Liv Area:** ✕ 2,223

**Year Built:** ✕1953/Resale

**Faces:** East

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

BANK OWNED PROPERTY. 4BED,3BATH,PLUS FAMILY ROOM AND POOL,PROPERTY HAS OVER 2200 SQ FT.. AS IS CONDITION.PRE QUALIFICATION OR PROOF OF FUNDS IS REQUIRED WITH ALL FUNDS

**Bedroom Description:**

Master Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry/ Split Bedroom

**Exterior Features:**

Wood Decking/ Fence

**Lot Description:**

1/4 To Less Than 1/2 Acre Lot

**Type of Assoc.** N **Total Fees:**



# A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
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**Miami**

**9570 SW 36 ST**

**\$ 119,900**

REF #: M1368372

**Status:** Active-Available

**Subdivision:**

✕CENTRAL HGTS

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 906

**Year Built:** ✕1954/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Wall/Window Unit Cooling

SELLER OFFERING HOME PROTECT 2 YEAR HOME WARRANTY-SEE ATTACHMENTS OR WEBSITE.\*\*A HOMESTEPS PROPERTY! SOLD AS-IS.SELLER WILL PAY OWNERS POLICY AND ESCROW PAYABLE NEWHOUSE TITLE(CASHIERS CHECK ONLY)IF BUYER CLOSSES WITH SELLER'S CLOSING AGENT. BUYER PAYS DOC STAMPS ON THE DEED.INSPEC. CAN BE MADE UP TO 10 DAYS AFTER ACCEPTANCE.SPECIAL ADDENDUMS REQ.-VISIT OUR WEBSITE,CLICK FEATURED HOMES,AND FIND PROPERTY-OR CLICK ATTACHMENTS.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

Combination Tub & Shower

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** 95 TO THE 836W, EXIT AT 826S TOWARD CORAL WAY, EXIT SW 40 ST/BIRD RD, RIGHT AT SW 40 ST/BIRD RD, RIGHT AT SW 97 AVE, RIGHT AT SW 36 ST





# A Property for Your Consideration . . .

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**Miramar**

**2230 EVERGLADES DR**

**\$ 119,900**

REF #: M1369557

**Status:** Active-Available

**Subdivision:**

MIRAMAR

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** 1,128

**Year Built:** 1962/Resale

**Faces:** East

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

BANK OWNED THREE BEDROOM TWO BATH POOL HOME LOCATED IN AN ALL AGE COMMUNITY AND NO HOA FEES! THE KITCHEN HAS BEEN UPGRADED WITH GRANITE COUNTERS AND NICE WOOD LAMINATE CABINETS, SPLIT BEDROOM FLOOR PLAN, AND THE POOL IS BLUE WITH SMALL TURTLE MOSAICS ON THE BOTTOM. GREAT HOUSE FOR THE VALUE! HURRY...WON'T LAST LONG!

**Bedroom Description:**

Entry Level

**Master Bathroom:**

Shower Only

**Interior Features:**

First Floor Entry/ Split Bedroom

**Exterior Features:**

Screened Patio/Porch/ Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** FROM UNIVERSITY DR TAKE MIRAMAR PARKWAY (EAST) TO EVERGLADES DR (NORTH) TO PROPERTY ON YOUR LEFT.

# A Property for Your Consideration . . .

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**Miami**

**6840 SW 5 ST**

**\$ 122,900**

REF #: M1369709

**Status:** Active-Available

**Subdivision:**

✕ZENA GDNS

**Bedrooms:** 4

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 2,587

**Year Built:** ✕1948/Resale

**Faces:** South West

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Wall/Window Unit Cooling

All Cash offers only. No financing contingencies. This 4 bedroom 2 bath is centrally located. Tile floors throughout. Bank owned sold in "As Is" condition. Easy to show on lockbox please click on show assist for details. Please refer to attachment for instructions on how to submit offer. Buyer must pay \$350.00 processing fee to Ros Realty Group, Inc. at the time of closing.

## Bedroom Description:

Entry Level

## Master Bathroom:

## Interior Features:

First Floor Entry

## Exterior Features:

Shed

## Lot Description:

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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**Miami**

**81 NW 50 ST**

**\$ 124,900**

REF #: N266772

**Status:** Active-Available

**Subdivision:**

RAILWAY SHOPS ADDN 2ND AM

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** 1,500

**Year Built:** 2003/Resale

**Faces:** South

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

LOCKBOX, BANK OWNED SFR, PRICED TO SELL VERY FAST,>>CALL TOLL FREE # FOR SHOWING INSTRUCTIONS>> SUBMIT ATTACHED FAR/BAR AS-IS CONTRACT AND SPECIAL ADDENDUMS WILL BE SENT IF OFFER APPROVED, SOLD AS IS WHERE IS WITH ALL FAULTS, NO WARRANTIES EXPRESSED OR IMPLIED, INFORMATION IN MLS DEEMED ACCURATE BUT BUYERS RESPONSIBILITY TO VERIFY, SELLERS CHOICE OF ESCROW AND CLOSING AGENT, >>FAX OFFERS ONLY WITH EVERYTHING ON ATTACHED CHECKLIST. << SUBMIT ATTACHMENTS FOR DISCLOSURES AND FURTHER MLS TERMS<<

**Bedroom Description:**

Entry Level

**Master Bathroom:**

Combination Tub & Shower

**Interior Features:**

French Doors/ Roman Tub/ Split Bedroom/ Walk-In Closets

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

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**Hialeah**

**590 E 7 AV**

**↓ \$ 124,900**

REF #: D1373081

**Status:** Active-Available

**Subdivision:**

✕MARJOHN PARK

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

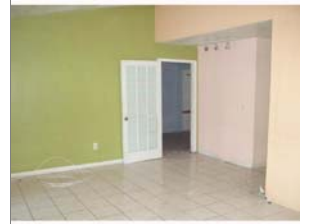
**SqFt Liv Area:** ✕ 2,240

**Year Built:** ✕1947/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

Buyers must be pre-approved by CMS Lending Group (CMS) prior to acceptance by Seller, unless cash or VA loan. No disclosure/seller never occupied/Bank owned property. CASH BUYERS ONLY due to condition of the house.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot/ Corner Lot

**Type of Assoc.** N **Total Fees:**

Directions: FAX OFFERS@ 727.449.6879 OR EMAIL FLAPREFAX@ATLANTICPACIFIC-RE.COM. SEE INSTRUCTIONS ATTACHED TO PRESENT OFFERS. CLICK ON SHOW ASSIST FOR SHOWING INST





# A Property for Your Consideration . . .

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## Miami Shores

**1130 NE 110 TE**

**↓ \$ 124,900**

REF #: M1367118

**Status:** Active-Available

### Subdivision:

MIAMI SHORES HGTS

**Bedrooms:** 4

**Full Baths:** 3

**Half Baths:** 0

**SqFt Liv Area:** 0

**Year Built:** 1959/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



### Waterfront Frontage:

**Waterfront:** N

**Cooling:** Central Cooling/Ceiling Fans

Bank owned, cash offer only. Large pool home 4/3, centrally located near golf course, highest demand, property needs repairs. Buyer need proof of funds.

### Bedroom Description:

Entry Level

### Master Bathroom:

### Interior Features:

Other

### Exterior Features:

Fence

### Lot Description:

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

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**Hollywood**

**2400 N 56TH AV**

**\$ 125,000**

REF #: F1050281

**Status:** Active-Available

**Subdivision:**

SHERIDAN PARK 43-25 B

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** 0

**Year Built:** 1962/Resale

**Faces:** East

**Garage:** 0

**Carport:** 0

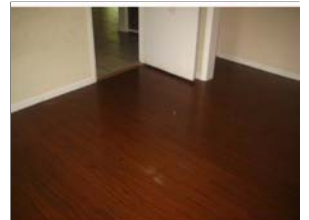


**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

"FNMA OWNED property" SPACIOUS 2 BED, 1 BATH STARTER HOME WITH A 1-CAR CARPORT AND A SWIMMING POOL. Purchase this property for as little as 3% down! This property is approved for HomePath Renovation Mortgage PROPERTY IS ON LBX.Financing. EASY TO SHOW,



**Bedroom Description:**

Other

**Master Bathroom:**

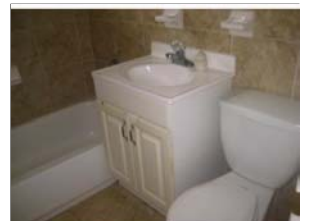


**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence/ Exterior Lighting/ Patio



**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SHERIDAN ST, TO N 56 AVE, SOUTH TO PROPERTY ON RIGHT SIDE OF THE STREET.

# A Property for Your Consideration . . .

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**Miami**

**3435 FROW AV**

**↓ \$ 125,369**

REF #: M1363371

**Status:** Active-Available

**Subdivision:**

✕FROW HOMESTEAD

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,400

**Year Built:** ✕1968/Resale

**Faces:** South

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Wall/Window Unit Cooling

CORPORATE OWNED!!! NOT A SHORT SALE!!! GREAT INVESTMENT OPPORTUNITY!!! GEM IN THE HEART OF VERY DESIRABLE COCONUT GROVE. JUST MINUTES AWAY FROM SHOPS, RESTAURANTS AND EVERYTHING THE GROVE HAS TO OFFER. FEATURING 3 BEDROOMS, 2 BATHS, SCREENED TERRACE, NICE YARD AND MORE. PROPERTY SOLD IN "AS-IS" CONDITION. PLEASE SEE MLS ATTACHMENTS BEFORE SUBMITTING OFFER.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAPQUEST





# A Property for Your Consideration . . .

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**Miami**

**35 NW 192 ST**

**↓ \$ 127,500**

REF #: M1360393

**Status:** Active-Available

**Subdivision:**

✧SIERRA

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✧ 1,534

**Year Built:** ✧1953/Resale

**Faces:** South

**Garage:** 1

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

HOMESTEPS PROPERTY!!! Excellent 3/2 home, tiled floors and large family room. Updated bathrooms. "AS IS." PROOF OF FUNDS AND/OR PRE-QUAL LETTER REQUIRED WITH ALL OFFERS ALONG WITH A COPY OF THE EMD. EMD MUST BE IN THE FORM OF CERTIFIED FUNDS PAYABLE TO WEICHERT, REALTORS NUSTAR ASSOC.SAID FUNDS WILL BE TRANSFERRED TO CLOSING AGENT AS SELECTED BY SELLER. ADDENDUMS REQUIRED UPON ACCEPTANCE. <<<Agents go to Broker Remarks for instructions to upload offer>>>

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** NW 2ND AVENUE TO 191 STREET, HEAD NORTH AND MAKE YOUR FIRST LEFT TO 192ND STREET, SUBJECT ON YOUR RIGHT.





# A Property for Your Consideration . . .

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**Miami**

**11020 SW 42 ST**

**\$ 127,500**

REF #: M1365717

**Status:** Active-Available

**Subdivision:**

✕WESTWOOD LAKE 2ND ADDN

**Bedrooms:** 3

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,035

**Year Built:** ✕1956/Unknown

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

BANK OWNED. REO SALE. PROPERTY SOLD AS-IS WITHOUT REPAIRS OR WARRANTY.

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

None

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** GO N ON SW 10TH 7TH AVE, LEFT ON SW 40TH TER, LEFT ON SW 10TH CT, LEFT ON SW 42ND ST

# A Property for Your Consideration . . .

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**Miami**

**360 NW 190 ST**

**\$ 129,900**

REF #: M1364460

**Status:** Active-Available

**Subdivision:**

✕NORWOOD SUB

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,319

**Year Built:** ✕1954/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

NEEDS TLC, BUT HAS POTANTIAL 3 BEDROOM 2 BATH. CASH ONLY DEAL !!! CALL FOR MORE INFO.

**Bedroom Description:**

Entry Level/ Master Bedroom Ground Level/ Other

**Master Bathroom:**

**Interior Features:**

Foyer Entry/ Other/ Pantry

**Exterior Features:**

Other/ None

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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**Hialeah**

**740 E 24 ST**

**\$ 129,900**

REF #: D1375417

**Status:** Active-Available

**Subdivision:**

✕HIALEAH 13TH ADDN AMD PLA

**Bedrooms:** 5

**Full Baths:** 3

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,864

**Year Built:** ✕1946/Resale

**Faces:** East

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

\*REO\* This 5 bedroom 3 bath home is ready and waiting for the next buyer to come along and make this property into something special.



**Bedroom Description:**

Master Bedroom Ground Level

**Master Bathroom:**



**Interior Features:**

First Floor Entry

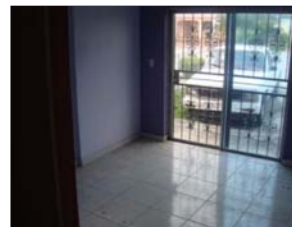
**Exterior Features:**

Room For Pool

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



**Directions:** FROM E 25TH AND NW 42ND, HEAD SOUTH TO E 24TH AND GO WEST TO PROPERTY

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**Hialeah**

**65 E 47 ST**

**↓ \$ 129,900**

REF #: F1046215

**Status:** Active-Available

**Subdivision:**

✕W MIAMI HGTS REV PL #1

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,401

**Year Built:** ✕1948/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Nice looking house in Hialeah. Large 2 bedroom dwelling, has an enclosed patio which consist of a family room, a den and 2 additional bathrooms (not reflected in Public Records). This one lots of potential for a large family. Centrally located next to Palm Ave and 103 st. Walking distance to Hialeah High School. This is a Fannie Mae HomePath property. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage Financing. Easy to show property is on LBX.



**Bedroom Description:**

Entry Level

**Master Bathroom:**



**Interior Features:**

First Floor Entry

**Exterior Features:**

Open Porch

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



**Directions:** E 49 ST (NW 103 ST) TO PALM AVE, SOUTH TO E 47 ST, EAST TO PROPERTY ON THE LEFT SIDE OF THE STREET.



# A Property for Your Consideration . . .

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**Davie**

**1561 SW 129TH WY**

**↓ \$ 129,900**

REF #: M1363363

**Status:** Active-Available

**Subdivision:**

SUMMER LAKE

**Bedrooms:** 2

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** 986

**Year Built:** 1985/Resale

**Faces:** East

**Garage:** 1

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Ceiling Fans

BANK OWNED FORECLOSURE, SOLD IN AS-IS, WHERE-IS CONDITION, SELLER MAKES NO WARRANTIES. \*\*\*\*\*AS PER SELLER TERMS: BUYER MUST HAVE BANK OF AMERICA PREQUAL WHEN PRESENTING OFFER NO EXCEPTION\*\*\*\*\* GREAT POTENTIAL IN THIS 2/2 WEST DAVIE HOME W/1 CG! TILE & WOOD THRUOUT, OPEN KITCHEN, FENCED YARD, XLG COVERED/SCREENED PATIO, NICELY SIZED ROOMS, SUPER LOW HOA FEE, WELL KEPT COMMUNITY. HOME NEEDS TLC BUT PRICED RIGHT!! DON'T MISS OUT. PLEASE SEE BROKER REMARKS FOR INSTRUCTIONS. THANK YOU!!

**Bedroom Description:**

Master Bedroom Ground Level

**Master Bathroom:**

Combination Tub & Shower

**Interior Features:**

First Floor Entry/ Other

**Exterior Features:**

Fence/ Screened Patio/Porch

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** H **Total Fees:** \$90 / Y

**Directions:** I-595 SOUTH ON 130 AVE TO SW 15 MANOR WHICH IS THE ENTRANCE TO SUMMER LAKE

# A Property for Your Consideration . . .

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**Hialeah**

**391 W 40 PL**

**↓ \$ 130,000**

REF #: M1287190

**Status:** Active-Available

**Subdivision:**

✕ IDEAL HOMES SUB NO 3

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 946

**Year Built:** ✕ 1953/Resale

**Faces:** South

**Garage:** 0

**Carpport:** 2



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

FORECLOSURE -BANKOWNED- NICE CORNER LOT. BRIGHT, SPACIOUS, WELL MAINTAINED HOME 2br/1ba WITH LOTS OF GOOD FUNCTIONAL SPACE. "AS IS" SALE. CASH OFFERS ONLY.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

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## Miami Springs

**267 NAHKODA DR**

**\$ 133,000**

REF #: D1381538

**Status:** Active-Available

### Subdivision:

COUNTRY CLUB ESTS SEC 1 R

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** 1,311

**Year Built:** 1938/Resale

**Faces:** South

**Garage:** 1

**Carpport:** 0



### Waterfront Frontage:

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

BANK-OWNED PROPERTY, ALL CONTRACTS/OFFERS ARE SUBJECT TO INDYMAC BANKS SENIOR MANAGEMENT APPROVAL AND ANY OFFERS OR COUNTER-OFFERS BY INDYMAC BANK ARE NOT BINDING UNLESS THE ENTIRE AGREEMENT IS RATIFIED BY ALL PARTIES \*\*\*\$75 DOCUMENT FEE PAID BY BUYER AT CLOSING\*\*\*



### Bedroom Description:

Entry Level/ Other



### Master Bathroom:

### Interior Features:

First Floor Entry/ Fireplace



### Exterior Features:

Awnings/ Other/ Patio

### Lot Description:

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAPQUEST



# A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
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**South Miami**

**5911 SW 62 TE**

**↓ \$ 133,000**

REF #: D1375922

**Status:** Active-Available

**Subdivision:**

✕STORMPROOF SUB

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,359

**Year Built:** ✕1947/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Property is a Bank Owned Foreclosure-Single Family home located in South Miami. Property is being Sold "As Is" Code violations may or may not exist. Seller will select closing agent and hold escrow. All offers must be presented with Pre-Approval Ltr. Cash Offers with proof of funds. Lots of Potential-Spacious Yard. For Special financing and incentives Seller requests borrowers contact Chase Loan Officer-More info. on Show Asst. All Showings through Show Asst.



**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Patio



**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



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**Hialeah**

**7412 W 29 WY**

**↓ \$ 134,900**

REF #: F1047385

**Status:** Active-Available

**Subdivision:**

✕AMEND PLAT EL PRADO COUNT

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,256

**Year Built:** ✕1988/Resale

**Faces:** East

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

Excellent investment opportunity. Vaulted ceilings, granite counters, large eat in kitchen, large master and master bath. Private back patio/yard. Centrally located, close to highways. NOT A SHORT SALE. All offers MUST provide PRE-QUAL (14 day mortgage commitment a MUST) or PROOF OF FUNDS if cash offer. Offer MUST be submitted on FAR/BAR As-Is Contract.

**Bedroom Description:**

Entry Level

**Master Bathroom:**



**Interior Features:**

Roman Tub/ Vaulted Ceilings



**Exterior Features:**

Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



**Directions:** TAKE I-75 TO 138- GRAHAM DAIRY, BECOMES HIALEAH GARDENS BLVD. GO EAST ON W 76TH ST TO W 29TH WAY, MAKE RIGHT TO PROPERTY ON THE RIGHT.

# A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
Keller Williams Realty  
jacben109@hotmail.com  
Call Me At: (305) 903-1858  
Office Phone: 305-757-1700



**Miami**

**5861 SW 3 ST**

**↓ \$ 134,900**

REF #: M1356473

**Status:** Active-Available

**Subdivision:**

✕WEST LAWN CORRECTED PLAT

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

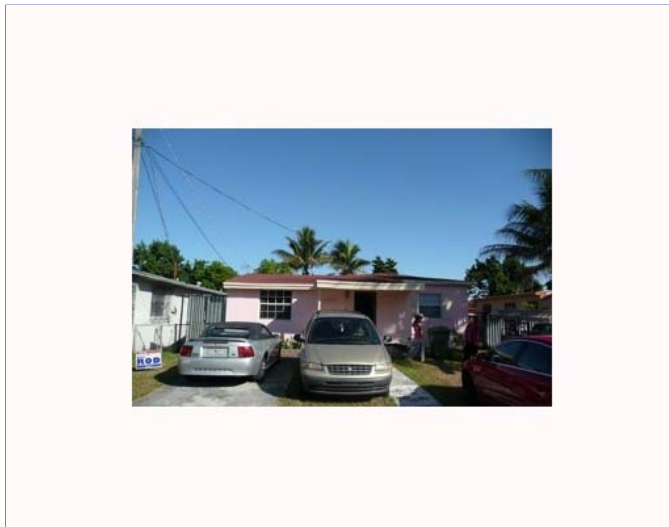
**SqFt Liv Area:** ✕ 1,623

**Year Built:** ✕1951/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

CASH OFFERS ONLY! 1% ON OWNER OCCUP CASH SALE PLUS A 2 YEAR HOME WARRANTY BY GOING TO HOMESTEPS.COM AND COMPLETING THE "SMART BUY" CUPON IF UNDER CONTRACT BETWEEN 7/17/09-12/31/09 AND CLOSED BY 2/26/2009...THE COUPON IS ON THE ATTACHMENTS AND MUST BE SUMITTED W/OFFER TO BE VALID... A HOMESTEPS PROPERTY! SOLD AS-IS. SELLER WILL PAY OWNERS POLICY AND BUYER PAYS DOC STAMPS ON THE DEED..

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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**Miramar**

**8626 SHERATON DR**

**\$ 134,900**

REF #: M1363602

**Status:** Active-Available

**Subdivision:**

✕THE KNOLLS 2

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

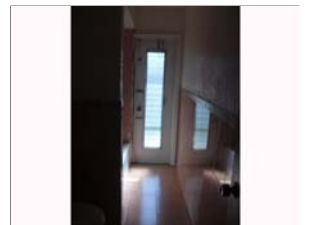
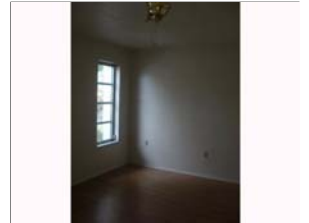
**SqFt Liv Area:** ✕ 1,452

**Year Built:** 1973/Resale

**Faces:** North

**Garage:** 1

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Bank Foreclosure, 5% Deposit in the form of a Cashier's Check must be made payable to seller's closing agent: Fairview Title. A copy of the original check is required to present offer. Please use the Contracts & Bank Addendums in "ATTACHMENT" of MLS. Inspections must be done prior to contract. Offers must be presented with Proof of Funds or PQ letter with Fico score, income, credit, source and ratios have been verified.NEEDS ROOF REPAIRS/REPLACEMENT.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Other

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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**North Miami**

**1130 NE 137 ST**

**\$ 135,000**

REF #: M1359630

**Status:** Active-Available

**Subdivision:**

✕MAYETT ESTS

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,425

**Year Built:** ✕1949/Resale

**Faces:** North East

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

NICE UNIT,TILE FLOORS,2BED,2BATH,1420 SQ FT,PRE QUALIFICATION OR PROOF OF FUNDS IS REQUIRED WITH ALL OFFERS.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Other

**Lot Description:**

1/2 To Less Than 3/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



# A Property for Your Consideration . . .

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**Miami**

**15520 NW 2 PL**

**\$ 135,900**

REF #: M1368970

**Status:** Active-Available

**Subdivision:**

✕WILLIAMS ESTS

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 2,466

**Year Built:** ✕1976/Resale

**Faces:** East

**Garage:** 2

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

DESIRABLE LOCATION! NEAR TO MAJOR FLORIDA HIGHWAYS, UNIVERSITIES, SHOPPING MALLS, RESTAURANTS, HOSPITALS, BUSINESS CENTERS AND BEACHES. THIS BEAUTIFUL HOUSE IS SITUATED ON A CUL DE SAC AREA. CASH ONLY. COMMISSION IS PAID ON NET SALES PRICE

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** HEAD NORTH ON EXITS 12A-12B, TAKE 12B TO MERGE ONTO FL-862 E /FL-91 S. TURN RIGHT AT NW 2ND AVE. TURN RIGHT AT N BISCAYNE RIVER DR. TAKE THE 2ND RIGHT ONTO NW 2ND PL. DESTINATION WILL BE ON THE LEFT.

# A Property for Your Consideration . . .

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jacben109@hotmail.com  
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**Miami**

**3371 WILLIAM AV**

**↓ \$ 136,500**

REF #: M1364235

**Status:** Active-Available

**Subdivision:**

✕ DE HEDOUVILLES SUB

**Bedrooms:** 3

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,846

**Year Built:** ✕ 1974/Resale

**Faces:** South

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** No Cooling

CORPORATE OWNED-SOLD IN "AS-IS" CONDITION. LARGER THAN TAX ROLL. SELLER REQUIRES 10% EMD FOR ALL CASH OFFERS. FINANCED OFFERS REQUIRE A CHASE CROSS REFERENCE PRE APPROVAL THROUGH DESIGNATED CHASE LOAN OFFICER. SEE ATTACHMENTS OR CALL LISTING OFFICE FOR COMPLETE DETAILS. CHECK WITH LOAN OFFICER FIRST BEFORE SUBMITTING OFFERS TO SEE IF FINANCING IS AVAILABLE. MANY REPAIRS NEEDED THROUGHOUT HOUSE. SELLER DESIGNATES TITLE COMPANY"FLORIDA PREMIER TITLE AND ESCROW"

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Other/ Laundry Tub

**Exterior Features:**

Fence/ Patio/ Shed

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



# A Property for Your Consideration . . .

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**Miami**

**14865 NE 10 CT**

**\$ 138,900**

REF #: D1382090

**Status:** Active-Available

**Subdivision:**

✕CARLL ESTS 2ND ADDN

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

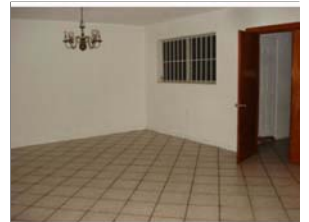
**SqFt Liv Area:** ✕ 1,981

**Year Built:** ✕1957/Resale

**Faces:** West

**Garage:** 2

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Nice Bank Owned 3bed 2bath 2Car Garage in move in condition. Will qualify for all financing. Use Showing Assist. Due not fax offers subit through Bidselect.com

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



# A Property for Your Consideration . . .

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jacben109@hotmail.com  
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**Miami**

**464 NW 10 ST**

**\$ 139,000**

REF #: M1280433

**Status:** Active-Available

**Subdivision:**

✕CITY OF MIAMI NORTH BLK 2

**Bedrooms:** 2

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 885

**Year Built:** ✕1925/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Wall/Window Unit Cooling/Ceiling Fans

\$\$\$5000 Closing Credit\$\$\$ Adorable Key West Style 2 bed 2 bath Home in the Shadows of Downtown! Everything is new: Electrical, Plumbing! Floors! Bathrooms, Roof! & Deck! New modern Ikea kitchen w/new appliances. 2 new white tile baths. Washer and dryer in home. Nice open concept with Lofted Ceiling. You will love it. Financing Available with 40% down. Agent Owned \$\$\$5000 Closing Credit\$\$\$

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry/ Vaulted Ceilings

**Exterior Features:**

Wood Decking/ Fence/ Open Porch

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** O **Total Fees:** \$0 / N





# A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
Keller Williams Realty  
jacben109@hotmail.com  
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**Hialeah**

**868 E 23 ST**

**\$ 139,000**

REF #: M1368954

**Status:** Active-Available

**Subdivision:**

✕HIALEAH 13TH ADDN AMD PLA

**Bedrooms:** 3

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 934

**Year Built:** ✕1946/New Construct

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Needs Tender Loving Care. Has always been a wonderful family home with nice neighbors in a nice neighborhood. Owner wants offers !!

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** 2 BLOCKS SOUTH OF E. 25TH STREET (N.W. 79TH STREET) AND JUST EAST OF LEJEUNE ROAD

# A Property for Your Consideration . . .

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jacben109@hotmail.com  
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**Miami**

**2161 NE 183 ST**

**\$ 139,900**

REF #: M1368550

**Status:** Active-Available

**Subdivision:**

✕SUN RAY HOMES GREYNOLDS P

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

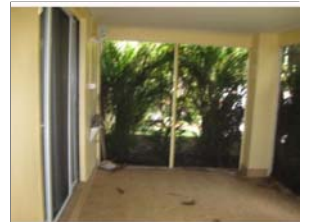
**SqFt Liv Area:** ✕ 1,300

**Year Built:** ✕1957/Resale

**Faces:** North

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Electric Cooling/Central Cooling

ANOTHER GREAT FANNIE MAE OWNED PROPERTY AVAILABLE FOR HOMEPATH FINANCING. SOLD AS IS. BUYERS PURCHASING A FANNIE-MAE OWNED HOMEPATH PROPERTY WILL RECEIVE UP TO 3.5% OF THE FINAL SALES PRICE TO BE USED TOWARD CLOSING COST ASSISTANCE OR CHOICE OF APPLIANCES. AVAILABLE IF PURCHASED BEFORE 05/01/10. 10% EMD FOR CASH OFFERS. CURRENT PROOF OF FUNDS FOR CASH OFFERS. SELLER TO CHOOSE TITLE AGENT "MARSHALL WATSON P.A." SEE MLS ATTACHEMENT FOR CONTRACT, ADDNS, AND OFFER INSTRUCTIONS. GOOD CONDITION PROPERTY.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other/ Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



# A Property for Your Consideration . . .

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jacben109@hotmail.com  
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**Hialeah**

**77 W 20 ST**

**\$ 139,900**

REF #: M1359102

**Status:** Active-Available

**Subdivision:**

✕HIALEAH 17 ADD REV & AMD

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,348

**Year Built:** ✕1957/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Buyer will pay Countywide Properties, Inc a processing fee of \$350.00. PLEASE REFER TO THE ATTACHMENTS FOR SUBMITTING OFFERS. Cash only due to conditions of the property.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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Keller Williams Realty  
jacben109@hotmail.com  
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Office Phone: 305-757-1700



**Miami**

**10781 SW 51 DR**

**\$ 139,900**

REF #: M1369114

**Status:** Active-Available

**Subdivision:**

✕WESTWOOD LAKE 11TH ADDN

**Bedrooms:** 4

**Full Baths:** 2

**Half Baths:** 0

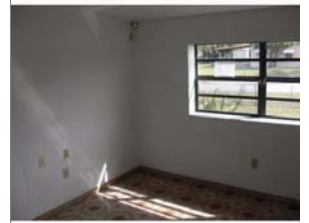
**SqFt Liv Area:** ✕ 1,202

**Year Built:** ✕1959/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Bank Foreclosure, 5% Deposit in the form of a Cashier's Check must be made payable to seller's closing agent: Southern Financial Title Services. A copy of the original check is required to present offer. Please use the Contracts & Bank Addendums in "ATTACHMENT" of MLS. Inspections must be done prior to contract. Offers must be presented with Proof of Funds or PQ letter with Fico score, income, credit, source and ratios have been verified. CU in the attachments must be reviewed.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Other

**Type of Assoc.** N **Total Fees:**



# A Property for Your Consideration . . .

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jacben109@hotmail.com  
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**Hallandale**

**724 SW 2ND AV**

**\$ 139,900**

REF #: F1053509

**Status:** Active-Available

**Subdivision:**

✕RO-LEN ACRES 2ND

**Bedrooms:** 2

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,175

**Year Built:** 1967/Resale

**Faces:** East

**Garage:** 0

**Carport:** 1



**Waterfront Frontage:**

**Waterfront:** Y/Canal Front

**Cooling:** Central Cooling

This corporate owned foreclosure is in great condition, with a new roof, newer kitchen, tile floors, french doors, with a great water view. Not a short sale, Get a response right away.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

# A Property for Your Consideration . . .

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**Miramar**

**3304 HIBISCUS PL**

**↓ \$ 139,900**

REF #: D1345377

**Status:** Active-Available

**Subdivision:**

3304 MIRAMAR ISLES

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** 3304 1,447

**Year Built:** 1974/Resale

**Faces:** East

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Ceiling Fans

BEAUTIFUL FIVE BEDROOM IN MIRAMAR ISLES. GREAT POOL HOME FOR A LARGE FAMILY AND ENTERTAINING. SPACIOUS AND BRIGHT. ALL OFFERS CONTINGENT ON FINANCING MUST BE ABLE TO CLOSE WITHIN 30 DAYS OF OF EXECUTED CONTRACT.

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

Shower Only

**Interior Features:**

Walk-In Closets

**Exterior Features:**

Fence/ Wood Decking/ Exterior Lighting/ Screened Patio/Porch/ Shed

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** MIRAMAR PARKWAY TO 68TH AVE, SOUTH TO 33RD ST, LEFT TO FIRST STOP SIGN, HIBISCUS, RIGHT TO SECOND DRIVEWAY ON RIGHT.

# A Property for Your Consideration . . .

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jacben109@hotmail.com  
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**Miami**

**13501 NE 1 AV**

**↓ \$ 140,000**

REF #: M1353227

**Status:** Active-Available

**Subdivision:**

✕BISCAYNE GDNS SEC H PART

**Bedrooms:** 3

**Full Baths:** 1

**Half Baths:** 0

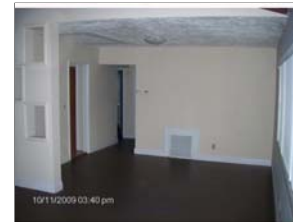
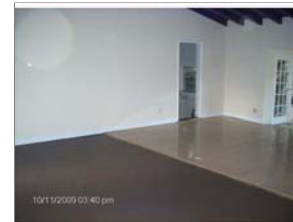
**SqFt Liv Area:** ✕ 1,866

**Year Built:** ✕1951/Resale

**Faces:** West

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Ceiling Fans

"buyer trying to cancel, new buyer needed\*\*SEE ATTACHMENTS PRIOR TO SHOWING\*\* CORP OWNED FORECLOSURE. QUICK CLOSE OKAY. FHA OKAY. Large home with charming restored wood and tile floors, new Paint, newer bathroom, move in condition. Garage converted long time ago into 3rd bedroom . Spanish Tile Roof, Utility Room, Large corner Lot, oversize family, dining, living, and Florida Rooms. Easy to show, see video tour below and attached. See broker remarks for lockbox code.

**Bedroom Description:**

Other/ Entry Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Fence/ Other

**Lot Description:**

1/4 To Less Than 1/2 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** FROM I 95 S EXIT ONTO 135 ST. E PASS N MIAMI AVE. THE HOUSE IS ON YOUR LEFT @ THE CORNER OF NE 1ST. AVE. AND 135 STREET.





# A Property for Your Consideration . . .

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jacben109@hotmail.com  
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Office Phone: 305-757-1700



**North Miami**

**475 NE 142 ST**

**\$ 140,000**

REF #: M1356907

**Status:** Active-Available

**Subdivision:**

4 RUCKS PARK

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** 4 1,871

**Year Built:** 4 1962/Resale

**Faces:** South

**Garage:** 1

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Electric Cooling

NICE UNIT, NEED SOME WORK, 3BED, 2BATH, 1CAR GARAGE, TILE FLOORS, OVER 1870 SQ FT, PRE QUALIFICATION OR PROOF OF FUNDS IS REQUIRED WITH ALL OFFERS. (SEE BROKER REMARKS)

**Bedroom Description:**

Master Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**





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**Hollywood**

**1725 JEFFERSON ST**

**↓ \$ 140,000**

REF #: M1349168

**Status:** Active-Available

**Subdivision:**

✕ HOLLYWOOD 1-21 B

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,232

**Year Built:** 1932/Resale

**Faces:** South

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

**\*\*BANK OWNED\*\*** Situated on fenced lot of a tree-lined street. Features include hardwood floors, French doors, and wood burning fireplace in living room. Partially updated kitchen with stainless steel appliances & recessed lighting. Entire backyard enclosed by privacy fence. Some TLC needed. **\*\*Please see attachments prior to showing\*\***

**Bedroom Description:**

Master Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence/ Shed

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAPQUEST FOR BEST DIRECTIONS FOR YOU.



# A Property for Your Consideration . . .

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**Miami**

**1180 NE 203 ST**

**↓ \$ 142,400**

REF #: M1360333

**Status:** Active-Available

**Subdivision:**

LUCKY STAR ESTATES

**Bedrooms:** 3

**Full Baths:** 4

**Half Baths:** 0

**SqFt Liv Area:** 1,889

**Year Built:** 1957/Resale

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

CORPORATE OWNED - AS IS - CASH OFFERS ONLY - PROOF OF FUNDS REQUIRED. SELLER SELECTS ESCROW AND TITLE AGENT. BUYER MUST AGREE TO SIGN HOLD HARMLESS AGREEMENT.

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**



# A Property for Your Consideration . . .

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## Pembroke Pines

**17826 SW 10TH LN**

**↓ \$ 142,900**

REF #: F1016276

**Status:** Active-Available

### Subdivision:

MISTY HARBOR

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ≈ 1,355

**Year Built:** 1995/Resale

**Faces:** South

**Garage:** 1

**Carport:** 0



### Waterfront Frontage:

**Waterfront:** N

**Cooling:** Central Cooling

BANK OWNED FORECLOSURE. SOLD AS-IS, WHERE IS, SELLER MAKES NO WARRANTIES. PLEASE SEE REQUIRED ATTACHMENTS WHEN PRESENTING OFFERS, ESCROW UPON ACCEPTANCE TO SELLERS TITLE. SPACIOUS 3/2.5 IN MISTY HARBOR! HOME IS IN GOOD CONDITION, MINOR REPAIRS. HAS PERGO FLOORING, UPDATED KITCHEN, SMALL FENCED YARD WITH PATIO. ATTACHED HOME IN GREAT COMMUNITY. \*\*\*BUYERS MUST HAVE PRE-APPROVAL LETTER FROM BofA BRANCH, NO EXCEPTIONS\*\*\*

### Bedroom Description:

Entry Level

### Master Bathroom:

Dual Sinks/ Shower Only

### Interior Features:

First Floor Entry/ Split Bedroom/ Vaulted Ceilings/ Walk-In Closets

### Exterior Features:

Fence/ Patio/ Hurricane Shutters

### Lot Description:

Less Than 1/4 Acre Lot

**Type of Assoc.** H **Total Fees:** \$496 / Q

**Directions:** PINES TO SE 178 AVE TO SW 12 ST. RIGHT TO SW 180 AVE. RIGHT TO 180 TERR, RIGHT TO SW 10TH LANE



# A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
Keller Williams Realty  
jacben109@hotmail.com  
Call Me At: (305) 903-1858  
Office Phone: 305-757-1700



**Opa-Locka**

**5661 NW 187 ST**

**↓ \$ 143,000**

REF #: M1347892

**Status:** Active-Available

**Subdivision:**

✕ MONTERREY 6TH ADDN

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,270

**Year Built:** ✕ 1997/Resale

**Faces:** South

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** No Cooling

This floorplan uses the third bedroom as a den with french doors. The sliding doors have been damaged and are boarded up for security. Electric meter is gone. House has been abused and will show rough. Nice neighborhood convenient to both Dade and Broward county. This is a good candidate for a rehab loan or cash investor. normal forms of financing will not work here. All offer must have proof of funds to close .

**Bedroom Description:**

Master Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

Walk-In Closets

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** H **Total Fees:** \$75 / M





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**Miami**

**1669 SW 17 ST**

**↓ \$ 144,900**

REF #: M1356814

**Status:** Active-Available

**Subdivision:**

✕SEVILLE

**Bedrooms:** 6

**Full Baths:** 3

**Half Baths:** 0

**SqFt Liv Area:** ✕ 2,525

**Year Built:** ✕1937/Resale

**Faces:** South West

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Other

Spacious 6/3 single family home in Miami. Great neighborhood, great location! Make an offer! Note: THE PROPERTY IS LENDER OWNED! OFFERED AS-IS W/O REPAIR! Please see attachments for contract form, offer check list, addendums, and contingencies. If cash, provide proof of funds. Easy to show; on lockbox.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

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**Miami**

**2100 SW 16 ST**

**\$ 144,900**

REF #: D1377161

**Status:** Active-Available

**Subdivision:**

✕EAST VEDADO

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

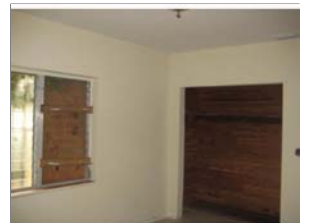
**SqFt Liv Area:** ✕ 1,406

**Year Built:** ✕1938/Resale

**Faces:** North

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

FANNIE MAE OWNED BANK PROPERTY. PROPERTY IS VACANT-SHOW ANYTIME. ALL OFFERS REQUIRING FINANCING MUST HAVE A PRE APPROVAL LETTER. ALL CASH OFFERS REQUIRE PROOF OF FUNDS (SEE ATTACHEMENT). BUYER MUST CLOSE WITH SELLER CLOSING AGENT. \*\* FOR SHOWING INSTRUCTIONS PLEASE READ BROKER REMARKS\*\* TO SUBMIT AN OFFER YOU MUST USE ATTACHMENT!!

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry/ Other

**Exterior Features:**

None

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** WWW.MAPQUEST.COM



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**Dania**

**2620 SW 49TH CT**

**\$ 144,900**

REF #: M1364023

**Status:** Active-Available

**Subdivision:**

✕ REED LAND CO

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,614

**Year Built:** 1963/Unknown

**Faces:** North

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

Bank Owned property sold in AS-IS condition. Special addendum will be required AFTER offer acceptance. All cash offers need proof of funds and 10% deposit. Pre approval letter to accompany all offers with mortgage contingency. This property has been approved for home path financing. In addition to your offer please indicate if the Buyer has purchased a home through Fannie Mae before, and if they intend to live in the property. Being sold As Is. ACTUAL ADDRESS IS 2630 SW 49TH CRT NOT 2620

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

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**Hialeah**

**5130 E 8 CT**

**\$ 146,000**

REF #: M1357530

**Status:** Active-Available

**Subdivision:**

✕INGLESIDE PARK 1ST ADDN

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,772

**Year Built:** ✕1955/Resale

**Faces:** East

**Garage:** 0

**Carport:** 1



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

BACK ON THE MARKET ! SINGLE FAMILY HOME IN NEED OF REPAIRS. GREAT STARTER HOME IN A GREAT LOCATION ! MAY OR MAYNOT HAVE VIOLATIONS! SOLD AS IS.

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAPQUEST



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**Miami**

**824 NW 21 CT**

**\$ 149,000**

REF #: D1382191

**Status:** Active-Available

**Subdivision:**

✕PLAINFIELD PARK

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,550

**Year Built:** ✕1955/Resale

**Faces:** East

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

BANK OWNED, ALL CONTRACTS/OFFERS ARE SUBJECT TO INDYMAC/ONE WEST SENIOR MANAGEMENT APPROVAL AND ANY OFFERS OR COUNTER OFFERS BY INDYMAC/ONE WEST ARE NOT BINDING UNLESS THE ENTIRE AGREEMENT IS RATIFIED BY ALL PARTIES."Call 877-885-1624 if you haven't received a response to an offer within 72 business hours".

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Fence/ Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

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## Pembroke Pines

**7731 NW 4TH ST**

**\$ 149,000**

REF #: M1365802

**Status:** Active-Available

### Subdivision:

✕BOULEVARD HEIGHTS

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,485

**Year Built:** 1967/Resale

**Faces:** South

**Garage:** 1

**Carpport:** 0



### Waterfront Frontage:

**Waterfront:** N

**Cooling:** Central Cooling

Bank Owned on Lockbox. Large 3 bedroom home on oversized lot with lenty of room for a pool. Great quiet well kept neighborhood. Definitely needs lots of TLC, no appliances, but great space for the \$\$\$. Absolutely as is, no repairs or allowances.

### Bedroom Description:

At Least 1 Bedroom Ground Level

### Master Bathroom:

### Interior Features:

Stacked Bedroom/ First Floor Entry

### Exterior Features:

None

### Lot Description:

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** PINES BLVD TO 77TH WAY, NORTH ON 77TH WAY TO NW 4TH ST

# A Property for Your Consideration . . .

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**Miami**

**9285 SW 42 ST**

**↓ \$ 149,900**

REF #: D1376777

**Status:** Active-Available

**Subdivision:**

✕ASCOT PARK

**Bedrooms:** 4

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,445

**Year Built:** ✕1954/Resale

**Faces:** North East

**Garage:** 0

**Carport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Ceiling Fans/Central Cooling

HANDYMAN SPECIAL! TLC NEEDED; PROPERTY HAS A LOT OF POTENTIAL. PROPERTY SOLD AS-IS. IT MAY NOT QUALIFY FOR FINANCING DUE TO ILEGAL CONVERSION.

**Bedroom Description:**

Other

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Fence/ Fruit Trees/ Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** GO NORTH ON 107 AVE., RIGHT ON 72 ST., LEFT ON 97 AVE., RIGHT ON SW 42 ST. END AT PROPERTY.



# A Property for Your Consideration . . .

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## Pembroke Pines

**7100 SW 12TH ST**

**\$ 149,900**

REF #: D1382012

**Status:** Active-Available

**Subdivision:**

✕PEMBROKE RANCHES 44-35 B

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,651

**Year Built:** 1970/Resale

**Faces:** North

**Garage:** 1

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Electric Cooling/Central Cooling

FORECLOSURE!! 3 Bedroom 2 Bath, 1 CAR GARAGE, CORNER LOT HOME. SOLD AS-IS W/O REPAIRS.CODE VIOLATIONS MAY EXIST & WILL BE BUYERS RESPONSIBILITY. PRE-QUAL LETTER FROM WELLS FARGO MUST ACCOMPANY ALL OFFERS, IF CASH, MUST HAVE PROOF OF FUNDS. MINIMUM OF 1% DEPOSIT & COPY OF CHECK MUST BE SENT IN W/OFFER. NO ASSIGNS/ASSIGNEES. SELLER TO CHOOSE CLOSING AGENT. >> FOR SHOWINGS CALL 1-888-886-8786<<

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry

**Exterior Features:**

Exterior Lighting

**Lot Description:**

Corner Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** BUYERS CAN GET A PRE-APPROVAL LETTER AT [WWW.WELLSFARGO.COM/MORTGAGE/APPLY/PREAPPROVAL](http://WWW.WELLSFARGO.COM/MORTGAGE/APPLY/PREAPPROVAL)



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**Miramar**

**3904 E LAKE PL**

**\$ 149,900**

REF #: F1034767

**Status:** Active-Available

**Subdivision:**

✕MIRAMAR ISLES

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,444

**Year Built:** 1968/New Constructio

**Faces:** East

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

Handyman special! Needs some work but what great potential! Spacious pool home with a nice size yard. Large kitchen and more. Don't miss out on this one! "All offers must be submitted with a pre-approval from CMS Portfolio Lending Group, unless the offer is cash, VA loan or buyer has loan approval from "bona-fide" lender. See broker remarks for PLG contact info, loan application attached.

**Bedroom Description:**

None

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** BETWEEN TURNPIKE AND 441, SOUTH ON SW 64TH AVE., RIGHT ONTO ARBOR DR., IMMEDIATELY TURN LEFT ONTO GARDEN LN. AND LEFT ONTO E. LAKE PLACE.

# A Property for Your Consideration . . .

**Presented by:** Jacob Ben-Atar  
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Office Phone: 305-757-1700



**Weston**

**1464 SPRINGSIDE DR**

**\$ 149,900**

REF #: D1379390

**Status:** Active-Available

**Subdivision:**

✕COUNTRY ISLES PHASE II 12

**Bedrooms:** 2

**Full Baths:** 2

**Half Baths:** 0

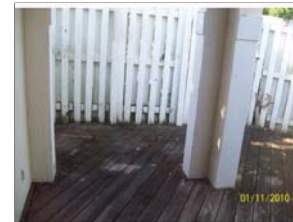
**SqFt Liv Area:** ✕ 957

**Year Built:** 1988/New Constructio

**Faces:** South

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling

One Story Corner Unit in the heart of Weston. Bank owned 2/2 home located in a charming community. Close to A+ rated Weston schools, shopping and main highways. Sold "AS-IS" priced for a quick sell. Easy to show property is on LBX. Discoloration present in some walls, please be aware.



**Bedroom Description:**

Entry Level

**Master Bathroom:**



**Interior Features:**

First Floor Entry

**Exterior Features:**

Patio/ Fence

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** H **Total Fees:** \$330 / Q



**Directions:** FROM WESTON RD. FIRST TRAFFIC LIGHT TO THE LEFT, THEN FIRST LEFT AGAIN, AT THE END FOLLOW THE ROAD TO THE LEFT AND THE PROPERTY WILL BE ON THE RIGHT HAND SIDE. THANKS FOR SHOWING AND GOOD LUCK!

# A Property for Your Consideration . . .

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jacben109@hotmail.com  
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Office Phone: 305-757-1700



**Miami**

**✕2572 NE 191 ST**

**↓\$ 150,000**

REF #: M1334840

**Status:** Active-Available

**Subdivision:**

✕HARRIETTE PARK NO 2 AMD

**Bedrooms:** 2

**Full Baths:** 1

**Half Baths:** 0

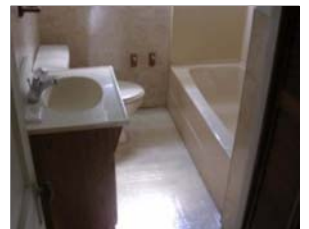
**SqFt Liv Area:** ✕ 1,199

**Year Built:** ✕1922/Resale

**Faces:** North

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

**\*\*Corp Owned Foreclosure\*\*** Quick answer \$ close. Currently 2bed/1bath was process of renovation. New Wood Floors, needs completion. Prev owner added "reception Area" and may have been in process to rezone for office use. Current use is single family, but primary Zoning is four family/Apts. room for expansion. It's buyer's responsibility to determine correct/future use. Vacant. See broker remarks for showings and offers.

**Bedroom Description:**

Master Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Patio

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAPQUEST FOR BEST DIRECTIONS FOR YOU



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**North Miami Beach**

**401 NE 174 ST**

**\$ 150,000**

REF #: M1369963

**Status:** Active-Available

**Subdivision:**

✕SHOREWOOD HGTS

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 0

**SqFt Liv Area:** ✕ 1,431

**Year Built:** ✕1956/Resale

**Faces:** South

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Central Cooling/Electric Cooling

**\*\*CORP OWNED\*\*** Large corner lot. Split plan 3 bed/2 bath large home in North Miami Beach with extra conversion and bonus room which could be used as in-law quarters. Vacant.

**Bedroom Description:**

Entry Level

**Master Bathroom:**

**Interior Features:**

First Floor Entry/ Split Bedroom

**Exterior Features:**

Fence/ Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**

**Directions:** SEE MAPQUEST FOR BEST DIRECTIONS FOR YOU





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**Dania**

**719 SW 5TH ST**

**\$ 150,000**

REF #: M1365018

**Status:** Active-Available

**Subdivision:**

✕COLLEGE

**Bedrooms:** 8

**Full Baths:** 4

**Half Baths:** 0

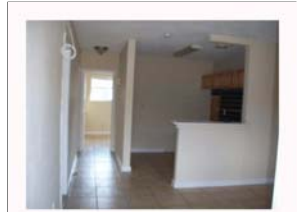
**SqFt Liv Area:** ✕ 2,304

**Year Built:** 1961/Resale

**Faces:** North

**Garage:** 0

**Carpport:** 0



**Waterfront Frontage:**

**Waterfront:** N

**Cooling:** Wall/Window Unit Cooling

Just Renovated Corporate Owned 4 plex in Dania Beach. This is a cash cow! New electric, New Plumbing, New kitchen cabinets, new tile floors, new windows and lighting. This is a turnkey investment. 4 - 2 bedroom, 1 bath apartments. All previously rented between \$725 - \$800/month.

**Bedroom Description:**

At Least 1 Bedroom Ground Level

**Master Bathroom:**

**Interior Features:**

Other

**Exterior Features:**

Other

**Lot Description:**

Less Than 1/4 Acre Lot

**Type of Assoc.** N **Total Fees:**