

4020 CAMPBELL STREET, RIVERSIDE, CA 90631

DATE ACQUIRED: 08/19/10 TURN TIME: 76 DAYS EST. NET PROFIT: \$16,139 EST. ROI: 16.6%

PROPERTY TURN TIMES

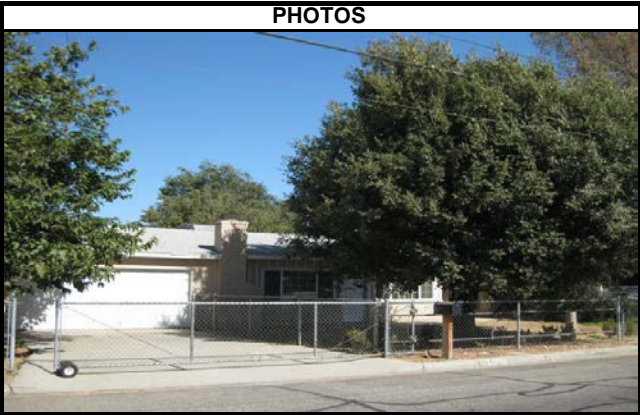
Date Acquired	08/19/10
Occupancy Status	Vacant
Days to Vacate	N/A
Days to Repair	7
Date on MLS	08/27/10
Days on Market	0
New Escrow Opened	08/27/10
Date Closed	11/03/10
Total Turn	76

PROFIT AND LOSS

Sales Price	\$ 125,000
Purchase Price	\$ 95,500
Seller Credit to Buyer	\$ 1,000
Acquisition Fees	\$ -
Repairs	\$ 1,130
Maintenance	\$ 786
Marketing	\$ 7,500
Closing Costs	\$ 2,945
Contingency	\$ -
Total Costs	\$ 108,861
Estimated Net Profit	\$ 16,139
Return on Investment	16.6%

DESCRIPTION: This property is a single family residence on a large lot located in the Glen Avon area of Riverside and was purchased at auction knowing that the property had been listed as a short sale and was currently vacant. We were able to source a Buyer before putting the property up on the market. Escrow was opened within a week of the acquisition date. Some minor repairs were necessary and were completed during the escrow process. They consisted of termite mitigation, roofing certification, general clean-up, and safety related items (smoke detector, water heater platform, etc.). The property has closed escrow at a price of \$125,000.

PHOTOS



PHOTOS

