

25 Sparrowhawk Lane, Oak Park, CA 91377

DATE ACQUIRED: 11/08/10

TURN TIME: 123 DAYS

EST. NET PROFIT: \$19,770

EST. ROI: 5.3%

PROPERTY TURN TIMES

Date Acquired	11/08/10
Occupancy Status	Owner Occupied
Days to Vacate	24
Days to Repair	18
Date on MLS	12/20/10
Days on Market	36
New Escrow Opened	01/25/11
Date Closed	03/11/11
Total Turn	123

PROFIT AND LOSS

Sales Price	\$ 425,000
Purchase Price	\$ 357,133
Seller Credit to Buyer	\$ 1,500
Acquisition Fees	\$ -
Repairs/CFK	\$ 14,777
Maintenance	\$ 2,989
Marketing	\$ 21,250
Closing Costs	\$ 7,581
Contingency	\$ -
Total Costs	\$ 405,230
Estimated Net Profit	\$ 19,770
Return on Investment	5.3%

DESCRIPTION: This property is a detached condo in the neighborhood of Oak Park in Ventura County. The home was occupied and we faced a difficult tenant who we managed to have vacate with a Cash For Keys offer. The property needed substantial clean up work including new carpet, restained wood floors, painting, new appliances in the kitchen, etc. The property was placed into escrow and closed in the 45 days per the contract.

PHOTOS



PHOTOS

