

431 Village Rd., Port Hueneme, CA 93041

DATE ACQUIRED: 1 11/29/2011 TURN TIME: 195 DAYS

EST. NET PROFIT: -\$3,969

EST. ROI: -1.1%

PROPERTY TURN TIMES

| | |
|-------------------|------------|
| Date Acquired | 11/29/11 |
| Occupancy Status | Vacant |
| Days to Vacate | 0 |
| Days to Repair | 9 |
| Date on MLS | 12/08/11 |
| Days on Market | 216 |
| New Escrow Opened | 05/21/12 |
| Date Closed | 06/11/12 |
| Total Turn | 195 |

PROFIT AND LOSS

| | |
|-----------------------------|-------------------|
| Sales Price | \$ 362,500 |
| Purchase Price | \$ 330,844 |
| Seller Credit to Buyer | \$ - |
| Acquisition Fees | |
| Repairs/CFK | \$ 20,093 |
| Maintenance / Other | \$ 5,813 |
| Marketing | \$ 9,063 |
| Closing Costs | \$ 6,157 |
| Escrow Cancellation Income | \$ (5,500) |
| Total Costs | \$ 366,469 |
| Estimated Net Profit | \$ (3,969) |
| Return on Investment | -1.1% |

DESCRIPTION: This property was purchased vacant and in need of minor repairs. Repairs completed include: new paint inside and out, scraped ceilings, new carpet, new faucets, new dishwasher, and new landscaping in the rear. Property was in escrow for 60 days with a derelict buyer who ended up not being able to obtain financing thus forcing us to cancel. The property was then put into escrow with a cash buyer at a slightly higher price. The reason for the lack of profitability on this house was an initial overvaluation of the property.

PHOTOS



PHOTOS

