

499 NW Skyline Blvd, Portland, OR 97229

DATE ACQUIRED: 03/2/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$35,418 EST. ROI: 27.1%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	03/02/12
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	77
Date on MLS	
Days on Market	
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS		EQUITY
Sales Price	\$ 850,000	
Purchase Price	\$ 401,636	\$ 40,164
Seller Credit to Buyer	\$ 8,500	
Acquisition Fees	\$ 3,935	\$ 3,935
Repairs/CFK	\$ 265,793	\$ 15,793
Maintenance / Other	\$ -	\$ -
Marketing	\$ 51,000	\$ -
Closing Costs	\$ 12,750	\$ -
Finance Costs	\$ 70,967	\$ 70,967
Total Costs	\$ 814,582	\$ 130,859
Estimated Net Profit	\$ 35,418	
Return on Investment		27.1%

DESCRIPTION: This property was under contract as a short sale but when the Seller drug his feet the lender foreclosed on him and we ended up purchasing the property as a REO through the lender. Property sits on a 1.76 acre lot with coveted sunset views and only 3.5 miles from downtown Portland. The property was listed for 30 days in as-is condition without an offer sticking. Repairs are underway, this will be a spectacular property once completed.

BEFORE PHOTOS



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