

## 8780 SUGARCANE CT, CORONA, CA 92883

DATE ACQUIRED: 09/13/10    TURN TIME: TBD DAYS    EST. NET PROFIT: \$36,161    EST. ROI: 15.9%

ALL FIGURES ARE ESTIMATES ONLY UNTIL CLOSE OF ESCROW

### PROPERTY TURN TIMES

Date Acquired	09/13/10
Occupancy Status	Owner Occupied
Days to Vacate	15
Days to Repair	9
Date on MLS	10/08/10
Days on Market	2
New Escrow Opened	10/14/10
Date Closed	
<b>Total Turn</b>	<b>TBD</b>

### PROFIT AND LOSS

Sales Price	\$ 285,000
Purchase Price	\$ 216,900
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK	\$ 10,039
Maintenance	\$ 450
Marketing	\$ 17,100
Closing Costs	\$ 2,850
Contingency	\$ 1,500
Total Costs	\$ 248,839
<b>Estimated Net Profit</b>	<b>\$ 36,161</b>
<b>Return on Investment</b>	<b>15.90%</b>

**DESCRIPTION:** This property is a single family residence in the Wildrose community of Corona and was purchased at auction knowing that the property had been listed as a short sale. The property has good access to retail at the nearby Dos Lagos Promenade and Corona Crossings. The property was occupied by the former owner and a cash for keys agreement was negotiated, successfully removing the occupant within 15 days of acquisition. Completed repairs include new carpet, paint and landscaping. The repairs have brought the property to it's most marketable state and the property is currently listed on the MLS in a pending status as we have opened escrow with a Buyer at full list price.

PRE-REPAIR PHOTOS



POST REPAIR PHOTOS

