

3664 Landis Street, West Linn, OR 97068

DATE ACQUIRED: 8/26/2011 TURN TIME: 75 DAYS

EST. NET PROFIT: \$22,221

EST. ROI: 5.8%

PROPERTY TURN TIMES

Date Acquired	08/26/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	0
Date on MLS	08/27/11
Days on Market	30
New Escrow Opened	09/26/11
Date Closed	11/09/11
Total Turn	75

PROFIT AND LOSS

Sales Price	\$ 442,000
Purchase Price	\$ 378,001
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 403
Repairs/CFK	\$ 169
Maintenance / Other	\$ 1,699
Marketing	\$ 19,890
Closing Costs	\$ 4,598
Finance Costs	\$ 15,018
Total Costs	\$ 419,779
Estimated Net Profit	\$ 22,221
Return on Investment	5.8%

DESCRIPTION: This property is a high end suburban home located in the desirable area of West Linn, just south of Lake Oswego. We were able to ascertain that the home was vacant and in excellent condition. We will have the property on the market within 3 days of purchasing it with little to no repairs. The property was recently listed as a short sale and we are looking for a quick sale within 30 days.

PHOTOS



PHOTOS

