

1108 Tivoli Lane, #138, Simi Valley, CA 93065

DATE ACQUIRED: 12/03/10 TURN TIME: TBD DAYS EST. NET PROFIT: \$17,638 EST. ROI: 10.4%

ALL FIGURES ARE ESTIMATES UNTIL CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	12/03/10
Occupancy Status	Vacant
Days to Vacate	30
Days to Repair	15
Date on MLS	01/18/11
Days on Market	14
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS	
Sales Price	\$ 202,500
Purchase Price	\$ 158,900
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK	\$ 10,775
Maintenance	\$ -
Marketing	\$ 12,150
Closing Costs	\$ 3,038
Contingency	\$ -
Total Costs	\$ 184,863
Estimated Net Profit	\$ 17,638
Return on Investment	10.4%

DESCRIPTION: This property was purchased as an owner occupied unit. The occupant was very hostile at first and finally warmed up to a cash for keys agreement. Vacating took 30 days due to the aforementioned hostility and the Christmas Holiday and New Years falling within the first three weeks of purchase. This condo has two bedrooms and two baths downstairs with a loft upstairs that can be used as a 3rd bedroom. New carpet was installed upstairs and wood laminate flooring downstairs. Granite counter tops were installed and a stainless steel stove was purchased for the kitchen. This unit is highly upgraded and is priced \$2500 below an inferior unit of the same floor plan. Property is active on the market at \$207,500, but will be reduced to \$202,500 by the middle of February.

BEFORE PHOTOS



AFTER PHOTOS

