

4126 South B Street, Oxnard, CA 93033

DATE ACQUIRED: (8/22/2011 TURN TIME: 99 DAYS

EST. NET PROFIT: -\$5,661

EST. ROI: -2.2%

PROPERTY TURN TIMES

Date Acquired	08/22/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	39
Date on MLS	10/01/11
Days on Market	221
New Escrow Opened	10/28/11
Date Closed	11/29/11
Total Turn	99

PROFIT AND LOSS

Sales Price	\$ 274,900
Purchase Price	\$ 234,000
Seller Credit to Buyer	\$ 5,832
Acquisition Fees	\$ 453
Repairs/CFK	\$ 25,171
Maintenance / Other	\$ 1,600
Marketing	\$ 8,247
Closing Costs	\$ 5,257
Contingency	\$ -
Total Costs	\$ 280,561
Estimated Net Profit	\$ (5,661)
Return on Investment	-2.2%

DESCRIPTION: This property was purchased vacant 8-22-2011. We did the following repairs: new carpeting, new interior paint, new windows, bathroom shower doors, new kitchen fixtures including granite kitchen countertop and landscaping installation. We were able to find a buyer with cash and financing and put this property into escrow on 10-28-2011. We closed on 11-29-2011.

BEFORE PHOTOS



AFTER PHOTOS

