

749 Nandina Court, Oxnard, CA 93036

DATE ACQUIRED: 01/20/11

TURN TIME: 111 DAYS

EST. NET PROFIT: \$11,022

EST. ROI: 6.7%

PROPERTY TURN TIMES

Date Acquired	01/20/11
Occupancy Status	CFK
Days to Vacate	15
Days to Repair	11
Date on MLS	02/15/11
Days on Market	44
New Escrow Opened	03/31/11
Date Closed	05/11/11
Total Turn	111

PROFIT AND LOSS

Sales Price	\$ 199,000
Purchase Price	\$ 150,500
Seller Credit to Buyer	\$ 7,110
Acquisition Fees	\$ 249
Repairs/CFK	\$ 11,148
Maintenance	\$ 2,753
Marketing	\$ 11,940
Closing Costs	\$ 4,279
Contingency	\$ -
Total Costs	\$ 187,978
Estimated Net Profit	\$ 11,022
Return on Investment	6.7%

DESCRIPTION: This is a nicer townhouse style condo unit located in Oxnard within close proximity to the 101 freeway. The property was purchased at auction knowing that it was occupied by a tenant and corresponding adjustments were made to account for the cost to vacate the unit. After purchasing we met the occupant and established rapport with him which in the end facilitated us getting the unit vacant within 15 days (by sourcing a new home for the occupant to rent and paying his security deposit in exchange for possession of subject). The property went active on the market at a list price of \$199,900 and was sold at full price with a 3% credit back to the Buyer.

BEFORE PHOTOS



AFTER PHOTOS

