

6105 NE Broadway Street, Portland, OR 97213

DATE ACQUIRED: 1/31/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$13,460 EST. ROI: 11.9%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	01/31/12
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	6
Date on MLS	04/13/12
Days on Market	
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS		EQUITY	
Sales Price	\$ 400,000		
Purchase Price	\$ 215,304	\$ 21,530	
Seller Credit to Buyer	\$ -		
Acquisition Fees	\$ 2,221	\$ 2,221	
Repairs/CFK	\$ 124,015	\$ 69,415	
Maintenance / Other	\$ 1,217	\$ 1,217	
Marketing	\$ 18,800		
Closing Costs	\$ 6,000		
Finance Costs	\$ 18,983	\$ 18,983	
Total Costs / Equity	\$ 386,540	\$ 113,367	
Estimated Net Profit	\$ 13,460		
Return on Equity			11.9%

DESCRIPTION: Classic Rose Quarter bungalow built in 1925 that we purchased through a MLS listing and completely renovated by adding a second story, finishing out the basement, etc. The property was delivered vacant and repairs completed in under 12 weeks. Financing was provided for the acquisition and repair work which minimized the equity that was outstanding.

BEFORE PHOTOS



AFTER PHOTOS

