

1032 NE 67th Ave, Portland, OR 97213

DATE ACQUIRED: 3/21/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$29,101 EST. ROI: 20.8%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	03/21/12
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	124
Date on MLS	
Days on Market	
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS		EQUITY	
Sales Price	\$ 310,000		
Purchase Price	\$ 143,000	\$ 21,450	
Seller Credit to Buyer	\$ -		
Acquisition Fees	\$ -	\$ -	
Repairs/CFK	\$ 104,197	\$ 104,197	
Maintenance / Other	\$ 1,206	\$ 1,206	
Marketing	\$ 14,570	\$ -	
Closing Costs	\$ 4,650	\$ -	
Finance Costs	\$ 13,276	\$ 13,276	
Total Costs	\$ 280,899	\$ 140,129	
Estimated Net Profit	\$ 29,101		
Return on Investment			20.8%

DESCRIPTION: This property is a single family home located in the North Mt Taber area of Portland. The neighborhood is great and we'll be delivering a higher end home at an affordable price point. We are adding square footage to the house by expanding the attic space and building out the basement. Repairs are currently underway and the property should be ready for marketing before the end of June.

PHOTOS



PHOTOS

