

5304 Barrymore Drive, Oxnard, CA 93033

DATE ACQUIRED: (7/8/2011 TURN TIME: 92 DAYS EST. NET PROFIT: \$6,450 EST. ROI: 4.0%

PROPERTY TURN TIMES

Date Acquired	09/22/11
Occupancy Status	Occupied
Days to Vacate	8
Days to Repair	7
Date on MLS	10/07/11
Days on Market	31
New Escrow Opened	11/07/11
Date Closed	12/23/11
Total Turn	92

PROFIT AND LOSS

Sales Price	\$ 178,000
Purchase Price	\$ 147,500
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 405
Repairs/CFK	\$ 13,050
Maintenance / Other	\$ 2,486
Marketing	\$ 5,340
Closing Costs	\$ 2,769
Contingency	\$ -
Finance Costs	\$ -
Total Costs	\$ 171,550
Estimated Net Profit	\$ 6,450
Return on Investment	4.0%

DESCRIPTION: This property was purchased occupied and we were able to negotiate a very quick cash for keys with the occupant. The repairs done on this property were: New interior paint and new granite kitchen countertop and fixture installation. This property was marketed for 30 days and put into a 45 day escrow with a local military officer. Turn times were average on this property, but return on investment was lower than expected due to price decreases from our original broker price opinion.

PHOTOS



PHOTOS

