

## 8780 SUGARCANE CT, CORONA, CA 92883

DATE ACQUIRED: 09/13/10    TURN TIME: 77 DAYS    EST. NET PROFIT: \$34,020    EST. ROI: 14.86%

### PROPERTY TURN TIMES

Date Acquired	09/13/10
Occupancy Status	Owner Occupied
Days to Vacate	15
Days to Repair	9
Date on MLS	10/08/10
Days on Market	2
New Escrow Opened	10/14/10
Date Closed	11/29/10
<b>Total Turn</b>	<b>77</b>

### PROFIT AND LOSS

Sales Price	\$ 285,000
Purchase Price	\$ 216,100
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK	\$ 11,032
Maintenance	\$ 1,753
Marketing	\$ 17,100
Closing Costs	\$ 4,995
Contingency	\$ -
Total Costs	\$ 250,980
<b>Estimated Net Profit</b>	<b>\$ 34,020</b>
<b>Return on Investment</b>	<b>14.86%</b>

**DESCRIPTION:** This property is a single family residence in the Wildrose community of Corona and was purchased at auction knowing that the property had been listed as a short sale. The property has good access to retail at the nearby Dos Lagos Promenade and Corona Crossings. The property was occupied by the former owner and a cash for keys agreement was negotiated, successfully removing the occupant within 15 days of acquisition. Completed repairs include new carpet, paint and landscaping. The repairs brought the property to it's most marketable state and the property was sold and closed escrow on 11/29/2010.

PRE-REPAIR PHOTOS



POST REPAIR PHOTOS

