

276 Sanchez Drive, Camarillo, CA 93010

DATE ACQUIRED: 12/27/10

TURN TIME: 155 DAYS

EST. NET PROFIT: \$856

EST. ROI: .3%

PROPERTY TURN TIMES

| | |
|-------------------|------------|
| Date Acquired | 12/27/10 |
| Occupancy Status | CFK |
| Days to Vacate | 35 |
| Days to Repair | 23 |
| Date on MLS | 02/23/11 |
| Days on Market | 54 |
| New Escrow Opened | 04/18/11 |
| Date Closed | 05/31/11 |
| Total Turn | 155 |

PROFIT AND LOSS

| | |
|-----------------------------|---------------|
| Sales Price | \$ 334,950 |
| Purchase Price | \$ 293,000 |
| Seller Credit to Buyer | \$ 10,049 |
| Acquisition Fees | \$ - |
| Repairs/CFK | \$ 9,926 |
| Maintenance | \$ 2,275 |
| Marketing | \$ 11,613 |
| Closing Costs | \$ 7,231 |
| Contingency | \$ - |
| Total Costs | \$ 334,094 |
| Estimated Net Profit | \$ 856 |
| Return on Investment | 0.281% |

DESCRIPTION: This is an older single family home located in an established neighborhood in Camarillo. The property was purchased at auction knowing that it was occupied but that the occupant was a tenant who was willing to be relocated if a replacement home could be found. Based on her Section 8 requirement the relocation took 35 days. After vacating we commenced repairs (new laminate in the kitchen and entry, repainting of the entire interior, new carpeting, etc.). The property went active on the market at a list price of \$350,000 and was sold for \$334,950.

BEFORE PHOTOS



AFTER PHOTOS

