

2415 Chippewa Lane, Ventura, CA 93001

DATE ACQUIRED: (9/16/2011 TURN TIME: 40 DAYS

EST. NET PROFIT: \$27,343

EST. ROI: 14.2%

PROPERTY TURN TIMES

Date Acquired	09/16/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	7
Date on MLS	09/23/11
Days on Market	6
New Escrow Opened	09/29/11
Date Closed	10/26/11
Total Turn	40

PROFIT AND LOSS

Sales Price	\$ 240,000
Purchase Price	\$ 187,850
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 541
Repairs/CFK	\$ 3,836
Maintenance / Other	\$ 1,478
Marketing	\$ 14,400
Closing Costs	\$ 4,552
Contingency	\$ -
Total Costs	\$ 212,657
Estimated Net Profit	\$ 27,343
Return on Investment	14.2%

DESCRIPTION: This property is located in Ventura. We purchased this property vacant. This property was clean with minimal attention required. Thus, we were able to put this property on the market within 7 days. This property was a quick sale and we received multiple offers within the first week of listing this property. The Repairs done on this property were as follows: New carpeting, new interior paint and new landscaping and irrigation installation. This property was turned in half our average time and the profit margin was greater than our average return on investment.

PHOTOS



PHOTOS

