

11200 SE 119th Court, Happy Valley, OR 97086

DATE ACQUIRED: 1 11/4/2011 TURN TIME: 168 DAYS EST. NET PROFIT: -\$15,578 EST. ROI: -3.5%

PROPERTY TURN TIMES

Date Acquired	11/04/11
Occupancy Status	Occupied
Days to Vacate	24
Days to Repair	54
Date on MLS	01/21/12
Days on Market	172
New Escrow Opened	03/27/12
Date Closed	04/20/12
Total Turn	168

PROFIT AND LOSS

Sales Price	\$ 500,000
Purchase Price	\$ 405,001
Seller Credit to Buyer	\$ 13,707
Acquisition Fees	\$ -
Repairs/CFK	\$ 33,208
Maintenance / Other	\$ 4,717
Marketing	\$ 20,295
Closing Costs	\$ 411
Contingency	\$ -
Finance Costs	\$ 38,240
Total Costs	\$ 515,578
Estimated Net Profit	\$ (15,578)
Return on Investment	-3.5%

DESCRIPTION: This is a large, over 6,000 square foot, custom home in the suburban area of Happy Valley. The purchase price represented a great value and the occupants were very amicable which providing with a turn time to vacate the property of only 23 days. Repairs are underway and should be completing by January 18 to allow the property to be marketed by the 20th. The market in Happy Valley is slow but we are anticipated a quick absorption due to our aggressive list pricing.

BEFORE PHOTOS



AFTER PHOTOS

