

## 2603 Anchor Avenue, Port Hueneme, CA 93041

DATE ACQUIRED: ( 7/14/2011 TURN TIME: 63 DAYS

EST. NET PROFIT: \$2,407

EST. ROI: 2.5%

### PROPERTY TURN TIMES

Date Acquired	07/14/11
Occupancy Status	Occupied
Days to Vacate	24
Days to Repair	19
Date on MLS	08/25/11
Days on Market	6
New Escrow Opened	08/31/11
Date Closed	09/15/11
<b>Total Turn</b>	<b>63</b>

### PROFIT AND LOSS

Sales Price	\$ 105,000
Purchase Price	\$ 85,500
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 105
Repairs/CFK	\$ 9,904
Maintenance / Other	\$ 692
Marketing	\$ 3,150
Closing Costs	\$ 3,243
Contingency	\$ -
Total Costs	\$ 102,593
<b>Estimated Net Profit</b>	<b>\$ 2,407</b>
<b>Return on Investment</b>	<b>2.5%</b>

**DESCRIPTION:** This property was purchased occupied on 7-14-2011. A rapid cash for keys was completed on this property due to a cooperative former owner. Repairs as a percentage of sales price were high. We did the following repairs: new carpeting, new interior paint, new granite kitchen countertop installation. Property had to be sold to a cash investor due to limited financing available in this condo complex.

PHOTOS



PHOTOS

