

8615 SE 257th Avenue, Damascus, OR 97089

DATE ACQUIRED: (7/8/2011 TURN TIME: 137 DAYS EST. NET PROFIT: \$19,373 EST. ROI: 7.5%

PROPERTY TURN TIMES

Date Acquired	07/08/11
Occupancy Status	Occupied
Days to Vacate	54
Days to Repair	13
Date on MLS	09/13/11
Days on Market	41
New Escrow Opened	10/24/11
Date Closed	11/22/11
Total Turn	137

PROFIT AND LOSS

Sales Price	\$ 315,000
Purchase Price	\$ 234,000
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK	\$ 23,486
Maintenance / Other	\$ 1,398
Marketing	\$ 17,010
Closing Costs	\$ 3,134
Contingency	\$ -
Finance Costs	\$ 16,599
Total Costs	\$ 295,627
Estimated Net Profit	\$ 19,373
Return on Investment	7.5%

DESCRIPTION: This property is located in Damascus, approximately 30 minutes outside of downtown Portland and is located on almost 5 acres with a creek running through it, a knotty pine house, a 3,000 ft commercial shop space, 2 barns, and a small apartment unit. The timeline to vacate the property is significant due to the owners' having 15 years worth of 'stuff' piled into every nook and cranny. The property will be vacant by 9/2 and we'll immediately get to work on cleaning the property up and performing heavy landscape maintenance to get the grounds looking in top shape. The property is scheduled to be on the market by 9/15.

PHOTOS



PHOTOS

