

2731 Erringer Road #41, Simi Valley, CA 93065

DATE ACQUIRED: (7/14/2011 TURN TIME: 56 DAYS

EST. NET PROFIT: \$28,365

EST. ROI: 24.1%

PROPERTY TURN TIMES

Date Acquired	07/14/11
Occupancy Status	Occupied
Days to Vacate	37
Days to Repair	
Date on MLS	07/26/11
Days on Market	10
New Escrow Opened	08/05/11
Date Closed	09/08/11
Total Turn	56

PROFIT AND LOSS

Sales Price	\$ 159,900
Purchase Price	\$ 114,000
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 105
Repairs/CFK	\$ 3,200
Maintenance / Other	\$ 277
Marketing	\$ 9,594
Closing Costs	\$ 4,359
Contingency	\$ -
Total Costs	\$ 131,535
Estimated Net Profit	\$ 28,365
Return on Investment	24.1%

DESCRIPTION: This property was purchased occupied on 7-14-2011. The former owner was very cooperative and let us list the property prior to him moving out. This led us to find a buyer in a quicker than normal fashion, hence the quick turn time of 56 days. Repairs were very minimum due to as-is sale, leading to much higher than expected profit margins. This property was in good condition and needed no repairs.

PHOTOS



PHOTOS

