

## 1265 Phelps Avenue, Ventura, CA 93004

DATE ACQUIRED: ( 6/27/2011 TURN TIME: 51 DAYS

EST. NET PROFIT: \$20,270

EST. ROI: 6.6%

### PROPERTY TURN TIMES

Date Acquired	06/27/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	2
Date on MLS	06/29/11
Days on Market	13
New Escrow Opened	07/12/11
Date Closed	08/17/11
<b>Total Turn</b>	<b>51</b>

### PROFIT AND LOSS

Sales Price	\$ 354,900
Purchase Price	\$ 305,150
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 1,851
Repairs/CFK	\$ 935
Maintenance / Other	\$ 1,705
Marketing	\$ 19,520
Closing Costs	\$ 5,469
Contingency	\$ -
Total Costs	\$ 334,630
<b>Estimated Net Profit</b>	<b>\$ 20,270</b>
<b>Return on Investment</b>	<b>6.6%</b>

DESCRIPTION: This property was a listed short sale at the time we purchased it. We knew it was vacant, so we were aggressive on our purchase price. We talked to the listing agent at the time of purchase and they said they had multiple offers on the property. After purchasing the property, we put it on the market right away without having to do any repairs. We put the property into escrow shortly thereafter and had a relatively smooth closing.

PHOTOS



PHOTOS

