

2211 SE 76th Ave, Portland, OR 92715

DATE ACQUIRED: 1 11/28/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$43,517 EST. ROI: 31.1%
 ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	11/28/12
Occupancy Status	Occupied
Days to Vacate	75
Days to Repair	62
Date on MLS	04/13/12
Days on Market	38
New Escrow Opened	04/26/12
Date Closed	
Total Turn	TBD

PROFIT AND LOSS		EQUITY
Sales Price	\$ 435,000	
Purchase Price	\$ 222,000	\$33,300
Seller Credit to Buyer	\$ 4,350	\$ 4,350
Acquisition Fees	\$ -	\$ -
Repairs/CFK	\$ 90,732	\$ 90,732
Maintenance / Other	\$ 1,585	\$ 1,585
Marketing	\$ 26,100	
Closing Costs	\$ 6,525	
Contingency	\$ 30,450	
Finance Costs	\$ 9,741	\$ 9,741
Total Costs / Equity	\$ 391,483	\$ 139,708
Estimated Net Profit	\$ 43,517	
Return on Investment		31%

DESCRIPTION: This property was purchased on November 28, 2011 knowing that it was occupied and the tenant was going to be somewhat difficult to deal with. The house sits on a .41 acre lot in an area that has been recently built up and developed. There is development potential or the potential for the house to remain with the solace that the large lot and mature trees provide. There is a 3 bay shop in the back with is heated and a great rear yard with outdoor fireplace. Occupany is vacating February 15th and the agreement has been lodged with the court to ensure he meets the timing commitment. The property was built in the 1950's and still has original cabinetry and appliances.

PHOTOS



PHOTOS

