

## 1108 Tivoli Lane, #138, Simi Valley, CA 93065

DATE ACQUIRED: 12/03/10

TURN TIME: 112 DAYS

EST. NET PROFIT: \$12,592

EST. ROI: 7.2%

### PROPERTY TURN TIMES

Date Acquired	12/03/10
Occupancy Status	Vacant
Days to Vacate	30
Days to Repair	15
Date on MLS	01/18/11
Days on Market	15
New Escrow Opened	02/02/11
Date Closed	03/25/11
<b>Total Turn</b>	<b>112</b>

### PROFIT AND LOSS

Sales Price	\$ 206,000
Purchase Price	\$ 158,900
Seller Credit to Buyer	\$ 2,860
Acquisition Fees	\$ -
Repairs/CFK	\$ 12,791
Maintenance / Other	\$ 2,216
Marketing	\$ 12,360
Closing Costs	\$ 4,281
Contingency	\$ -
Total Costs	\$ 193,408
<b>Estimated Net Profit</b>	<b>\$ 12,592</b>
<b>Return on Investment</b>	<b>7.2%</b>

**DESCRIPTION:** This property was purchased as an owner occupied unit. The occupant was very hostile at first and finally warmed up to a cash for keys agreement. Vacating took 30 days due to the aforementioned hostility and the Christmas Holiday and New Years falling within the first three weeks of purchase. This condo has two bedrooms and two baths downstairs with a loft upstairs that can be used as a 3rd bedroom. New carpet was installed upstairs and wood laminate flooring downstairs. Granite counter tops were installed and a stainless steel stove was purchased for the kitchen. This unit is highly upgraded and is priced \$2500 below an inferior unit of the same floor plan.

BEFORE PHOTOS



AFTER PHOTOS

