

3434 E Burnside Street, Portland, OR 97214

DATE ACQUIRED: 7/8/2011 TURN TIME: 188 DAYS EST. NET PROFIT: \$6,912 EST. ROI: 1.4%

PROPERTY TURN TIMES

Date Acquired	07/08/11
Occupancy Status	Vacant
Days to Vacate	22
Days to Repair	45
Date on MLS	10/26/11
Days on Market	40
New Escrow Opened	12/05/11
Date Closed	01/12/12
Total Turn	188

PROFIT AND LOSS

Sales Price	\$ 587,500
Purchase Price	\$ 446,378
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK	\$ 38,049
Maintenance / Other	\$ 4,832
Marketing	\$ 32,313
Closing Costs	\$ 21,481
Contingency	\$ -
Finance Costs	\$ 37,536
Total Costs	\$ 580,588
Estimated Net Profit	\$ 6,912
Return on Investment	1.4%

DESCRIPTION: This property is a single family residence located in the well established neighborhood of Laurelhurst in Portland. Through due diligence by our team we ascertained that the property had been remodeled in 2006 and based on the outstanding location we concluded that the value supported the purchase. Once acquired an agreement to vacate was executed with the former owner who has since vacated. Due to the age of the house there is only one bathroom serving the three bedrooms upstairs. We are currently in the process of adding a completely new bathroom to serve the master bedroom in order to increase the marketability of the property. Expected listing price of \$625,000 with a projected date on market of September 10th, 2011.

BEFORE PHOTOS



AFTER PHOTOS

