

2785 Harbor Boulevard, Ventura, CA 93001

DATE ACQUIRED: (4/25/2011 TURN TIME: 156 DAYS EST. NET PROFIT: \$7,248 EST. ROI: 4.7%

PROPERTY TURN TIMES

Date Acquired	04/25/11
Occupancy Status	Occupied
Days to Vacate	45
Days to Repair	15
Date on MLS	06/24/11
Days on Market	56
New Escrow Opened	08/19/11
Date Closed	09/28/11
Total Turn	156

PROFIT AND LOSS

Sales Price	\$ 174,900
Purchase Price	\$ 142,500
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 396
Repairs/CFK	\$ 9,701
Maintenance / Other	\$ 3,228
Marketing	\$ 5,247
Closing Costs	\$ 6,580
Contingency	\$ -
Total Costs	\$ 167,652
Estimated Net Profit	\$ 7,248
Return on Investment	4.7%

DESCRIPTION: This property was purchased occupied on 4-25-2011. Occupant was very uncooperative and we had to obtain a court stipulation to have him removed. We did the following repairs: scraped ceilings, new carpeting, new interior paint and new granite kitchen countertop installation. Buyer demand was extremely poor in this complex leading to many price drops and extended turn times.

PHOTOS



PHOTOS

