

4812 NE 103rd Ave, Portland, OR 97220

DATE ACQUIRED: 8/12/2011 TURN TIME: TBD DAYS EST. NET PROFIT: \$25,249 EST. ROI: 13.2%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES

Date Acquired	08/12/11
Occupancy Status	Vacant
Days to Vacate	
Days to Repair	
Date on MLS	
Days on Market	
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS

Sales Price	\$ 250,000
Purchase Price	\$ 178,501
Seller Credit to Buyer	\$ 2,500
Acquisition Fees	\$ -
Repairs/CFK	\$ 12,000
Maintenance / Other	\$ 500
Marketing	\$ 15,000
Closing Costs	\$ 3,750
Contingency	\$ 12,500
Total Costs	\$ 224,751
Estimated Net Profit	\$ 25,249
Return on Investment	13.2%

DESCRIPTION: This charming, 1930's tudor house was purchased at auction knowing that the occupants were on their way out and sure enough they had vacated by the time we made it back to the property with the locksmith after the auction. Repairs are underway including painting, refinishing the wood floors, installing new appliances, etc. The property should be ready to be marketed by 9/9.

BEFORE PHOTOS



BEFORE PHOTOS

