

## 1136 Carlsbad Place, Ventura, CA 93003

DATE ACQUIRED: 07/14/11      TURN TIME: 75 DAYS      EST. NET PROFIT: \$13,351      EST. ROI: 12.5%

### PROPERTY TURN TIMES

Date Acquired	07/14/11
Occupancy Status	Occupied
Days to Vacate	
Days to Repair	4
Date on MLS	07/18/11
Days on Market	2
New Escrow Opened	07/20/11
Date Closed	09/27/11
<b>Total Turn</b>	<b>75</b>

### PROFIT AND LOSS

Sales Price	\$ 131,000
Purchase Price	\$ 106,000
Seller Credit to Buyer	\$ 500
Acquisition Fees	\$ 220
Repairs/CFK	\$ 320
Maintenance / Other	\$ 426
Marketing	\$ 7,860
Closing Costs	\$ 2,323
Contingency	\$ -
Total Costs	\$ 117,649
<b>Estimated Net Profit</b>	<b>\$ 13,351</b>
<b>Return on Investment</b>	<b>12.5%</b>

DESCRIPTION: This property was purchased tenant occupied on 7-14-2011. Tenant remained in place and property was purchased by an investor. This enabled us to forgoe the cash for keys process and close in a quick 75 days. Repairs were minimal due to the fact that the property remained occupied. We did the following repairs: new tile and dishwasher installation.

### PHOTOS

