

## 4521 Beaumont Ave., Oxnard, CA 93003

DATE ACQUIRED: 2/7/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$23,336 EST. ROI: 10.1%  
ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

### PROPERTY TURN TIMES

Date Acquired	02/07/12
Occupancy Status	Occupied
Days to Vacate	0
Days to Repair	0
Date on MLS	01/00/00
Days on Market	-
New Escrow Opened	01/00/00
Date Closed	01/00/00
<b>Total Turn</b>	<b>TBD</b>

### PROFIT AND LOSS

Sales Price	\$ 275,000
Purchase Price	\$ 208,000
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK	\$ 20,000
Maintenance / Other	\$ 3,039
Marketing	\$ 16,500
Closing Costs	\$ 4,125
Contingency	\$ -
Total Costs	\$ 251,664
<b>Estimated Net Profit</b>	<b>\$ 23,336</b>
<b>Return on Investment</b>	<b>10.1%</b>

DESCRIPTION: This property was purchased occupied by the owner who hired an attorney and aggressively fought us in court on the eviction.

PHOTOS



PHOTOS

