

## 1234 Teakwood Street, Oxnard, CA 93033

DATE ACQUIRED: 10/29/2012 TURN TIME: 31 DAYS

EST. NET PROFIT: \$34,530 EST. ROI: 38.0%

PROPERTY TURN TIMES	
Date Acquired	10/29/12
Occupancy Status	Vacant
Days to Vacate	N/A
Days to Repair	12
Date on MLS	11/09/12
Days on Market	4
New Escrow Opened	11/13/12
Date Closed	11/29/12
<b>Total Turn</b>	<b>31</b>

PROFIT AND LOSS		EQUITY
Sales Price	\$ 310,000	
Purchase Price	\$ 232,600	\$ 71,600
Seller Credit to Buyer	\$ -	
Acquisition Fees	\$ 716	\$ 716
Repairs/CFK	\$ 17,286	\$ 17,286
Maintenance / Other	\$ 138	\$ 138
Marketing	\$ 18,600	
Closing Costs	\$ 5,072	
Finance Charges	\$ 1,059	\$ 1,059
Total Costs / Equity	\$ 275,470	\$ 90,799
<b>Estimated Net Profit</b>	<b>\$ 34,530</b>	
<b>Return on Investment</b>		<b>38.0%</b>
<b>Annualized ROI</b>		<b>448%</b>

**DESCRIPTION:** This property was purchased vacant on 10-29. Property needed minor cosmetic work (carpet, paint, landscaping). We were able to have the property repaired and on the market in less than 2 weeks. We received multiple offers over asking price and accepted a cash offer that could close quickly. This was a very good property for the fund.

