

5780 MAPLEVIEW DR RIVERSIDE CA 92509

DATE ACQUIRED: 08/19/10 TURN TIME: TBD DAYS EST. NET PROFIT: \$21,695 EST. ROI: 11.6%

ALL FIGURES ARE ESTIMATES ONLY UNTIL CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	08/19/10
Occupancy Status	Owner Occupied
Days to Vacate	21
Days to Repair	0
Date on MLS	09/09/10
Days on Market	1
New Escrow Opened	09/10/10
Date Closed	
Total Turn	TBD

PROFIT AND LOSS	
Sales Price	\$ 225,000
Purchase Price	\$ 179,200
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK/Delinq. Fees	\$ 7,845
Maintenance	\$ 510
Marketing	\$ 13,500
Closing Costs	\$ 2,250
Contingency	\$ -
Total Costs	\$ 203,305
Estimated Net Profit	\$ 21,695
Return on Investment	11.57%

DESCRIPTION: This property is a two-story single family residence located within the KB Home golf community of Indian Wells and was purchased at auction. An Agreement to Vacate (AKA Cash For Keys) with the former owner and then current occupant was reached and he vacated within 15 days. We were able to source a Buyer just one day after putting it up on the market and escrow opened within 3 weeks of acquisition. Initial yard maintenance and a detailed interior clean were the only expenses incurred before escrow opened at \$225,000, the asking price. An additional offer has been recieved and is being held as back-up.

PHOTOS



PHOTOS

