

4126 South B Street, Oxnard, CA 93033

DATE ACQUIRED: 8/22/2011 TURN TIME: 99 DAYS EST. NET PROFIT: -\$5,962 EST. ROI: -2.3%

PROPERTY TURN TIMES	
Date Acquired	08/22/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	39
Date on MLS	10/01/11
Days on Market	81
New Escrow Opened	10/28/11
Date Closed	11/29/11
Total Turn	99

PROFIT AND LOSS	
Sales Price	\$ 274,900
Purchase Price	\$ 234,000
Seller Credit to Buyer	\$ 5,832
Acquisition Fees	\$ 453
Repairs/CFK	\$ 25,171
Maintenance / Other	\$ 1,900
Marketing	\$ 8,247
Closing Costs	\$ 5,257
Contingency	\$ -
Total Costs	\$ 280,862
Estimated Net Profit	\$ (5,962)
Return on Investment	-2.3%

DESCRIPTION: This property was purchased vacant 8-22-2011. We did the following repairs: new carpeting, new interior paint, new windows, bathroom shower doors, new kitchen fixtures including granite kitchen countertop and landscaping installation. We were able to find a buyer with cash and financing and put this property into escrow on 10-28-2011. We closed on 11-29-2011.

BEFORE PHOTOS



AFTER PHOTOS

