

## 3442 Highwood Court #192, Simi Valley, CA 93063

DATE ACQUIRED: 10/22/10    TURN TIME: 118 DAYS    EST. NET PROFIT: \$8,125    EST. ROI: 5.4%

### PROPERTY TURN TIMES

Date Acquired	10/22/10
Occupancy Status	Owner Occupied
Days to Vacate	8
Days to Repair	10
Date on MLS	11/11/10
Days on Market	29
New Escrow Opened	12/10/10
Date Closed	02/17/11
<b>Total Turn</b>	<b>118</b>

### PROFIT AND LOSS

Sales Price	\$ 179,000
Purchase Price	\$ 144,000
Seller Credit to Buyer	\$ 3,880
Acquisition Fees	\$ -
Repairs/CFK	\$ 5,250
Maintenance	\$ 942
Marketing	\$ 10,740
Closing Costs	\$ 6,063
Contingency	\$ -
Total Costs	\$ 170,875
<b>Estimated Net Profit</b>	<b>\$ 8,125</b>
<b>Return on Investment</b>	<b>5.4%</b>

**DESCRIPTION:** This property is a straight forward, affordable Simi Valley condominium unit located in an older, established community. The property was purchased at auction knowing that the occupant was most likely the owner. An Agreement to Vacate was reached and within 8 days of purchase the property was vacated and repairs began (paint, carpet, and detailed cleaning). The property went active on the market at a list price of \$189,000 that we subsequently dropped to \$179,950 after 2 weeks based on new competition in the immediate area. Escrow has been opened at a contract price of \$179,950 with a 45 day or sooner close.

PHOTOS



PHOTOS

