

## 736 Venwood Ave, Ventura, Ca 93001

DATE ACQUIRED      9/8/2011    TURN TIME: 98 DAYS      EST. NET PROFIT: \$8,359      EST. ROI: 6.1%

### PROPERTY TURN TIMES

Date Acquired	09/08/11
Occupancy Status	Vacant
Days to Vacate	45
Days to Repair	10
Date on MLS	09/16/11
Days on Market	82
New Escrow Opened	12/07/11
Date Closed	12/15/11
<b>Total Turn</b>	<b>98</b>

### PROFIT AND LOSS

Sales Price	\$ 156,000
Purchase Price	\$ 127,000
Seller Credit to Buyer	\$ (4,680)
Acquisition Fees	\$ 1,211
Repairs/CFK	\$ 9,951
Maintenance / Other	\$ 825
Marketing	\$ 9,360
Closing Costs	\$ 3,975
Contingency	\$ -
Total Costs	\$ 147,641
<b>Estimated Net Profit</b>	<b>\$ 8,359</b>
<b>Return on Investment</b>	<b>6.1%</b>

**DESCRIPTION:** This property was purchased vacant on 9-8-2011. We did the following repairs: new carpeting, new interior paint, new kitchen fixtures and new bathroom fixtures.

We listed the property at a low aggressive price because the condo complex is not financeable. We were able to find a cash buyer and put it into escrow on 10-20-2011. Since this was all cash we were able to close quickly on "DATE".

### PHOTOS



### PHOTOS

