

2032 Goddard Avenue, Simi Valley, CA 93063

DATE ACQUIRED: 03/03/11

TURN TIME: 60 DAYS

EST. NET PROFIT: \$31,054

EST. ROI: 11.7%

PROPERTY TURN TIMES

Date Acquired	03/03/11
Occupancy Status	Occupied
Days to Vacate	
Days to Repair	0
Date on MLS	03/04/11
Days on Market	1
New Escrow Opened	03/05/11
Date Closed	05/02/11
Total Turn	60

PROFIT AND LOSS

Sales Price	\$	330,000
Purchase Price	\$	263,900
Seller Credit to Buyer	\$	9,225
Acquisition Fees	\$	310
Repairs/CFK	\$	1,540
Maintenance / Other	\$	632
Marketing	\$	19,800
Closing Costs	\$	3,539
Contingency	\$	-
Total Costs	\$	298,946
Estimated Net Profit	\$	31,054
Return on Investment		11.7%

DESCRIPTION: This property was listed as a short sale on the MLS at the time we bought it at the Trustee Sale Auction. We spoke to the agent with the listing after we purchased it and worked a joint venture with him to continue listing the property because he had a good relationship with the seller. After listing it at \$330,000 for 4 days, we had it in escrow at asking. The sellers will be vacating on April 4, 2011 and we are trying to close escrow around that date as well. Repairs on the interior are going to be minimal and we are currently estimating them at \$1,000. The listing agent will be paying any cash for keys costs, which is our agreement with him. FINAL - Property closed in 60 days due to appraiser required repairs put in place by the lender.

PHOTOS



PHOTOS

