

1227 Lake Front Rd., Lake Oswego, OR 97034

DATE ACQUIRED: 1 11/30/2011 TURN TIME: 208 DAYS

EST. NET PROFIT: \$10,095

EST. ROI: 4.9%

PROPERTY TURN TIMES	
Date Acquired	11/30/11
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	35
Date on MLS	01/04/12
Days on Market	251
New Escrow Opened	05/24/12
Date Closed	06/25/12
Total Turn	208

PROFIT AND LOSS		EQUITY
Sales Price	\$ 836,780	
Purchase Price	\$ 691,527	\$ 103,729
Seller Credit to Buyer	\$ 2,700	
Acquisition Fees	\$ -	
Repairs/CFK	\$ 30,882	\$ 30,882
Maintenance / Other	\$ 7,356	\$ 7,356
Marketing	\$ 17,200	
Closing Costs	\$ 12,201	
Contingency	\$ -	
Finance Costs	\$ 64,820	\$ 64,820
Total Costs	\$ 826,685	\$ 206,787
Estimated Net Profit	\$ 10,095	
Return on Investment		4.9%

DESCRIPTION: This property was purchased vacant on November 30, 2011 and repairs commenced quickly thereafter. The home sits on a prestigious section of Lake Oswego and is waterfront property with a small yard, several decks, and a boat house. The kitchen has vintage appliances which, based on feedback, may end up being updated to higher end stainless steel appliances.

PHOTOS



PHOTOS

