

## 4521 Beaumont Ave., Oxnard, CA 93003

DATE ACQUIRED: C 2/14/2012 TURN TIME: 211 DAYS EST. NET PROFIT: \$20,065 EST. ROI: 8.2%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

### PROPERTY TURN TIMES

Date Acquired	02/14/12
Occupancy Status	Occupied
Days to Vacate	121
Days to Repair	16
Date on MLS	06/29/12
Days on Market	45
New Escrow Opened	08/13/12
Date Closed	09/12/12
<b>Total Turn</b>	<b>211</b>

### PROFIT AND LOSS

Sales Price	\$ 306,000
Purchase Price	\$ 208,000
Seller Credit to Buyer	\$ 2,773
Acquisition Fees	\$ -
Repairs/CFK	\$ 30,904
Maintenance / Other	\$ 6,338
Marketing	\$ 16,915
Closing Costs	\$ 5,798
Finance Charges	\$ 15,207
Total Costs	\$ 285,935
<b>Estimated Net Profit</b>	<b>\$ 20,065</b>
<b>Return on Investment</b>	<b>8.2%</b>

DESCRIPTION: After a lengthy eviction process, we were able to rehab this blighted house and put it onto the market. We had multiple offers within one week due to the high demand in Oxnard.

### PHOTOS



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