

10945-10953 Campbell Ave, Riverside, CA 98243

DATE ACQUIRED: 12/16/10

TURN TIME: 105 DAYS

EST. NET PROFIT: \$13,510

EST. ROI: 7.1%

PROPERTY TURN TIMES

Date Acquired	12/16/10
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	32
Date on MLS	01/17/11
Days on Market	8
New Escrow Opened	01/25/11
Date Closed	03/31/11
Total Turn	105

PROFIT AND LOSS

Sales Price	\$	220,000
Purchase Price	\$	156,575
Seller Credit to Buyer	\$	-
Acquisition Fees	\$	-
Repairs/CFK	\$	31,878
Maintenance	\$	944
Marketing	\$	13,200
Closing Costs	\$	3,892
Contingency	\$	-
Total Costs	\$	206,490
Estimated Net Profit	\$	13,510
Return on Investment		7.1%

DESCRIPTION: This property is a 3 unit multi-family residence located in Riverside, CA. The property consists of a 3 bedroom, 2 bath detached home and a duplex with a 2 bedroom, 1 bath unit in front and a 1 bedroom, 1 bath unit in the rear. The property was vacant at the time of purchase allowing repairs to be started immediately after closing. Repairs were extensive on this property and included landscaping, new flooring, new kitchens, exterior and interior paint, a new water heater, new appliances, plumbing repairs and new fixtures. The property was on the market for just 8 days before escrow was opened, during which time multiple offers were received. After going through a long loan process the buyer decided to close the transaction with cash.

PRE-REPAIR PHOTOS



POST REPAIR PHOTOS

