

6930 SW 68th Ave, Portland, OR 97223

DATE ACQUIRED: 4/18/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$32,048 EST. ROI: 17.5%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	04/18/12
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	33
Date on MLS	
Days on Market	
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS		EQUITY
Sales Price	\$ 459,000	
Purchase Price	\$ 279,001	\$ 41,850
Seller Credit to Buyer	\$ -	
Acquisition Fees	\$ -	\$ -
Repairs/CFK	\$ 92,099	\$ 92,099
Maintenance / Other	\$ 1,308	\$ 1,308
Marketing	\$ 21,573	\$ 21,573
Closing Costs	\$ 6,885	\$ -
Finance Costs	\$ 26,087	\$ 26,087
Total Costs	\$ 426,952	\$ 182,917
Estimated Net Profit	\$ 32,048	
Return on Investment		17.5%

DESCRIPTION: Property was acquired with a tenant in place who was in the process of moving out. Our real estate broker was able to negotiate for him to be completely out within 5 days of purchase without any monetary incentive. The property is on a beautiful lot in a desirable neighborhood. Full renovation is underway and should be complete by the beginning of July.

BEFORE PHOTOS



BEFORE PHOTOS

