

## 140 Tree Fern Court, Camarillo, CA 93010

DATE ACQUIRED: 04/07/11

TURN TIME: 57 DAYS

EST. NET PROFIT: \$11,381

EST. ROI: 4.9%

### PROPERTY TURN TIMES

Date Acquired	04/07/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	10
Date on MLS	04/17/11
Days on Market	233
New Escrow Opened	05/06/11
Date Closed	06/03/11
<b>Total Turn</b>	<b>57</b>

### PROFIT AND LOSS

Sales Price	\$ 265,000
Purchase Price	\$ 224,000
Seller Credit to Buyer	\$ 65
Acquisition Fees	\$ 95
Repairs/CFK	\$ 9,233
Maintenance	\$ 908
Marketing	\$ 15,900
Closing Costs	\$ 3,418
Contingency	\$ -
Total Costs	\$ 253,619
<b>Estimated Net Profit</b>	<b>\$ 11,381</b>
<b>Return on Investment</b>	<b>4.9%</b>

**DESCRIPTION:** This is a townhouse style condo unit located in Camarillo within close proximity to the 101 freeway. The property was purchased at auction knowing that it was vacant but would require moderate renovation work. After purchasing we immediately had the repair work bid and the repairs are currently underway (landscape cleanup, new carpet, new paint, new vinyl flooring, handyman pickup items, etc.). The property went active on the market at a list price of \$274,900 and we are expecting a final sales price of \$270,000. Property was sold for \$265,000 for a quick close of escrow.

**BEFORE PHOTOS**



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