

4812 NE 103rd Ave, Portland, OR 97220

DATE ACQUIRED: 8/12/2011 TURN TIME: 77 DAYS

EST. NET PROFIT: \$3,351

EST. ROI: 1.7%

PROPERTY TURN TIMES

Date Acquired	08/12/11
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	23
Date on MLS	09/04/11
Days on Market	28
New Escrow Opened	10/02/11
Date Closed	10/28/11
Total Turn	77

PROFIT AND LOSS

Sales Price	\$	225,000
Purchase Price	\$	178,501
Seller Credit to Buyer	\$	-
Acquisition Fees	\$	381
Repairs/CFK	\$	20,313
Maintenance / Other	\$	1,289
Marketing	\$	10,575
Closing Costs	\$	2,720
Finance Costs	\$	7,869
Total Costs	\$	221,649
Estimated Net Profit	\$	3,351
Return on Investment		1.7%

DESCRIPTION: This charming, 1930's tudor house was purchased at auction knowing that the occupants were on their way out and sure enough they had vacated by the time we made it back to the property with the locksmith after the auction. Repairs are underway including painting, refinishing the wood floors, installing new appliances, etc. The property was marketed and sold after 28 days on the market. Unfortunately the appraisal came in at \$225,000 despite the property being sold for \$242,000 so the purchase price had to be lowered to match the appraisal.

AFTER PHOTOS



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