

## 862 Murdoch Lane, Ventura, Ca 93003

DATE ACQUIRED: ( 6/2/2011 TURN TIME: 124 DAYS EST. NET PROFIT: \$7,464 EST. ROI: 3.5%

### PROPERTY TURN TIMES

Date Acquired	06/02/11
Occupancy Status	Occupied
Days to Vacate	30
Days to Repair	12
Date on MLS	07/26/11
Days on Market	49
New Escrow Opened	09/13/11
Date Closed	10/04/11
<b>Total Turn</b>	<b>124</b>

### PROFIT AND LOSS

Sales Price	\$ 232,800
Purchase Price	\$ 202,500
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 300
Repairs/CFK	\$ 6,645
Maintenance / Other	\$ 2,949
Marketing	\$ -
Closing Costs	\$ 12,942
Contingency	\$ -
Total Costs	\$ 225,336
<b>Estimated Net Profit</b>	<b>\$ 7,464</b>
<b>Return on Investment</b>	<b>3.5%</b>

DESCRIPTION: This property was purchased occupied on 6-2-2011. We did the following repairs: new carpeting, new interior paint, new canned lighting, new bathroom tile in 2 bathrooms and new stove installation. This property took 49 days and multiple price drops to sell.

PHOTOS



PHOTOS

