

## 6538 CLEAR SPRINGS ROAD, SIMI VALLEY, CA 93063

DATE ACQUIRED: 10/22/10    TURN TIME: TBD DAYS    EST. NET PROFIT: \$33,900    EST. ROI: 13.6%

ALL FIGURES ARE ESTIMATES UNTIL CLOSE OF ESCROW

### PROPERTY TURN TIMES

Date Acquired	10/22/10
Occupancy Status	Owner Occupied
Days to Vacate	20
Days to Repair	0
Date on MLS	10/29/10
Days on Market	7
New Escrow Opened	11/05/10
Date Closed	
<b>Total Turn</b>	<b>TBD</b>

### PROFIT AND LOSS

Sales Price	\$ 310,000
Purchase Price	\$ 246,000
Seller Credit to Buyer	\$ 1,000
Acquisition Fees	\$ -
Repairs/CFK	\$ 2,150
Maintenance	\$ 250
Marketing	\$ 18,600
Closing Costs	\$ 3,100
Contingency	\$ 5,000
Total Costs	\$ 276,100
<b>Estimated Net Profit</b>	<b>\$ 33,900</b>
<b>Return on Investment</b>	<b>13.6%</b>

**DESCRIPTION:** This property is a unique single family residence with detached garage and unpermitted granny unit above located in the Knolls community of Simi Valley. The gorgeous lot is approximately 2.5 acres and offers spectacular views of the valley in a very private setting. The property was purchased at auction while still listed as a short sale and knowing that the former owners were occupying the home. 1 week after the acquisition we listed the property for sale and shortly thereafter an all cash offer was accepted. Escrow has been opened and inspections are underway. This is an as-is sale with no repairs being contemplated at this time.

### PHOTOS



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