

2438 Bolker Drive, Port Hueneme, CA 93041

DATE ACQUIRED: 06/20/11

TURN TIME: 78 DAYS

EST. NET PROFIT: \$5,017

EST. ROI: 6.2%

PROPERTY TURN TIMES

Date Acquired	06/20/11
Occupancy Status	Occupied
Days to Vacate	12
Days to Repair	12
Date on MLS	07/14/11
Days on Market	8
New Escrow Opened	07/22/11
Date Closed	09/06/11
Total Turn	78

PROFIT AND LOSS

Sales Price	\$ 94,500
Purchase Price	\$ 73,300
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 434
Repairs/CFK	\$ 6,215
Maintenance / Other	\$ 1,417
Marketing	\$ 5,670
Closing Costs	\$ 2,447
Contingency	\$ -
Total Costs	\$ 89,483
Estimated Net Profit	\$ 5,017
Return on Investment	6.2%

DESCRIPTION: This property was purchased occupied on 6-20-2011. We did the following repairs: new carpeting and new interior paint. This property was sold for less than expected due to limited financing available in this condo complex. We had to look at cash offers only and therefore had to sell this property at a discount.

PHOTOS



PHOTOS

