

4231 Olds Road, Oxnard, CA 93033

DATE ACQUIRED: 08/22/2011 TURN TIME: 144 DAYS EST. NET PROFIT: \$18,563 EST. ROI: 7.7%

PROPERTY TURN TIMES

Date Acquired	08/22/11
Occupancy Status	Occupied
Days to Vacate	28
Days to Repair	21
Date on MLS	10/10/11
Days on Market	42
New Escrow Opened	11/21/11
Date Closed	01/13/12
Total Turn	144

PROFIT AND LOSS

Sales Price	\$ 280,000
Purchase Price	\$ 203,700
Seller Credit to Buyer	\$ 4,935
Acquisition Fees	\$ 196
Repairs/CFK	\$ 30,760
Maintenance / Other	\$ 5,735
Marketing	\$ 12,600
Closing Costs	\$ 3,511
Contingency	\$ -
Total Costs	\$ 261,437
Estimated Net Profit	\$ 18,563
Return on Investment	7.7%

DESCRIPTION: This property is located in Oxnard and was purchased occupied. Property turn time was longer than expected due to the fact that it took 28 days to have the occupants out of the property. Additionally, this property was left with an inordinate amount of trash inside and outside of the property that had to be hauled away over several days. Repairs made to this property were: new interior and exterior paint, scraped ceilings, new kitchen sink, new toilets in master and rear bedroom, new bathroom and dining room tile, new landscape and irrigation and new stove installation.

PHOTOS



PHOTOS

