

## 9580 Telegraph Road #43, Ventura, CA 93004

DATE ACQUIRED: 06/03/11 TURN TIME: 208 DAYS EST. NET PROFIT: -\$9,142 EST. ROI: -4.8%

### PROPERTY TURN TIMES

Date Acquired	06/03/11
Occupancy Status	Occupied
Days to Vacate	37
Days to Repair	16
Date on MLS	07/26/11
Days on Market	126
New Escrow Opened	11/29/11
Date Closed	12/28/11
<b>Total Turn</b>	<b>208</b>

### PROFIT AND LOSS

Sales Price	\$ 192,500
Purchase Price	\$ 182,600
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 263
Repairs/CFK	\$ 5,350
Maintenance / Other	\$ 4,297
Marketing	\$ 5,775
Closing Costs	\$ 3,357
Contingency	\$ -
Total Costs	\$ 201,642
<b>Estimated Net Profit</b>	<b>\$ (9,142)</b>
<b>Return on Investment</b>	<b>-4.8%</b>

DESCRIPTION: This property is located in Ventura and was purchased occupied. The property was clean and in good condition and repairs made to this property were not extensive and were limited to new exterior paint. This property experienced a loss due to the fact that this condo complex had a huge increase in listings met with a meager buyer demand.

PHOTOS



PHOTOS

