

122 Maegan Place #4, Thousand Oaks, CA 91362

DATE ACQUIRED: 02/10/11 TURN TIME: TBD DAYS EST. NET PROFIT: \$12,375 EST. ROI: 7.0%

ALL FIGURES ARE ESTIMATES UNTIL CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	02/10/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	4
Date on MLS	02/17/11
Days on Market	7
New Escrow Opened	02/15/11
Date Closed	
Total Turn	TBD

PROFIT AND LOSS	
Sales Price	\$ 205,000
Purchase Price	\$ 174,500
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK	\$ 1,225
Maintenance	\$ 500
Marketing	\$ 13,325
Closing Costs	\$ 3,075
Contingency	\$ -
Total Costs	\$ 192,625
Estimated Net Profit	\$ 12,375
Return on Investment	7.0%

DESCRIPTION: This property was listed as a short sale on the MLS at the time we bought it at the Trustee Sale Auction. By talking to the agent prior to the auction, we were able to obtain info that there was a willing and able buyer at \$205,000 in escrow for the short sale. We bought the property with the hopes of flipping it immediately to this buyer with little to no repairs. This worked out and we are currently in escrow after owning the property for four days. The close of escrow is slated as 45 days, so if all goes as planned, we should have a total turn time of 50 days. We currently have a backup offer at \$204,000 if the current escrow falls out.

PHOTOS



PHOTOS

