

6105 NE Broadway Street, Portland, OR 97213

DATE ACQUIRED: 1/31/2012 TURN TIME: 148 DAYS EST. NET PROFIT: \$19,671 EST. ROI: 15.7%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	01/31/12
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	73
Date on MLS	04/13/12
Days on Market	53
New Escrow Opened	06/05/12
Date Closed	06/27/12
Total Turn	148

PROFIT AND LOSS		EQUITY	
Sales Price	\$ 415,900		
Purchase Price	\$ 215,304	\$ 21,530	
Seller Credit to Buyer	\$ -		
Acquisition Fees		\$ -	
Repairs/CFK	\$ 135,703	\$ 81,103	
Maintenance / Other	\$ 1,688	\$ 1,688	
Marketing	\$ 19,547		
Closing Costs	\$ 3,172		
Finance Costs	\$ 20,815	\$ 20,815	
Total Costs / Equity	\$ 396,229	\$ 125,136	
Estimated Net Profit	\$ 19,671		
Return on Equity			15.7%

DESCRIPTION: Classic Rose Quarter bungalow built in 1925 that we purchased through a MLS listing and completely renovated by adding a second story, finishing out the basement, etc. The property was delivered vacant and repairs completed in under 12 weeks. Financing was provided for the acquisition and repair work which minimized the equity that was outstanding.

BEFORE PHOTOS



AFTER PHOTOS

