

1476 North 8th Place, Port Hueneme, CA 93041

DATE ACQUIRED: (4/8/2011 TURN TIME: 217 DAYS EST. NET PROFIT: \$10,917 EST. ROI: 4.4%

PROPERTY TURN TIMES

Date Acquired	04/08/11
Occupancy Status	Vacant
Days to Vacate	98
Days to Repair	12
Date on MLS	08/26/11
Days on Market	34
New Escrow Opened	09/29/11
Date Closed	11/11/11
Total Turn	217

PROFIT AND LOSS

Sales Price	\$ 277,500
Purchase Price	\$ 194,000
Seller Credit to Buyer	\$ 4,087
Acquisition Fees	\$ -
Repairs/CFK	\$ 48,945
Maintenance / Other	\$ 3,888
Marketing	\$ 8,325
Closing Costs	\$ 7,339
Contingency	\$ -
Total Costs	\$ 266,583
Estimated Net Profit	\$ 10,917
Return on Investment	4.4%

DESCRIPTION: This property was purchased tenant occupied on 4-8-2011. The Tenant would not vacate and we had to start an eviction process and engage an attorney to gain possession of property. Once vacated, we did the following extensive repairs: installed driveway, repair landscaping, new carpeting, new interior paint, new kitchen fixtures, installed kitchen granite counter top, repaired plumbing and new bathroom fixtures. We listed the property at a higher price because the home was financeable. We were able to find a qualified buyer and put it into escrow on 09-29-2011. Since this was a financed deal, we close this property on 11-11-2011.

PHOTOS



PHOTOS

