

## 2211 SE 76th Ave, Portland, OR 92715

DATE ACQUIRED: 1 11/28/2012 TURN TIME: 150 DAYS EST. NET PROFIT: \$29,818 EST. ROI: 16.9%

PROPERTY TURN TIMES	
Date Acquired	11/28/12
Occupancy Status	Occupied
Days to Vacate	75
Days to Repair	62
Date on MLS	04/13/12
Days on Market	13
New Escrow Opened	04/26/12
Date Closed	05/25/12
<b>Total Turn</b>	<b>150</b>

PROFIT AND LOSS		EQUITY
Sales Price	\$ 435,000	
Purchase Price	\$ 222,000	\$33,300
Seller Credit to Buyer	\$ 915	
Acquisition Fees	\$ -	\$ -
Repairs/CFK	\$ 122,883	\$ 122,883
Maintenance / Other	\$ 2,935	\$ 2,935
Marketing	\$ 19,245	
Closing Costs	\$ 19,428	
Finance Costs	\$ 17,776	\$ 17,776
Total Costs / Equity	\$ 405,182	\$ 176,894
<b>Estimated Net Profit</b>	<b>\$ 29,818</b>	
<b>Return on Investment</b>		<b>17%</b>
<b>Annualized ROI</b>		<b>41%</b>

**DESCRIPTION:** This property was purchased on November 28, 2011 knowing that it was occupied and the tenant was going to be somewhat difficult to deal with. The house sits on a .41 acre lot in an area that has been recently built up and developed. There is development potential or the potential for the house to remain with the solace that the large lot and mature trees provide. There is a 3 bay shop in the back with is heated and a great rear yard with outdoor fireplace. Occupany is vacating February 15th and the agreement has been lodged with the court to ensure he meets the timing commitment. The property was built in the 1950's and still has original cabinetry and appliances.

PHOTOS



PHOTOS

