

## 414 East Laurel Street, Oxnard, CA 93033

DATE ACQUIRED: ( 5/23/2011 TURN TIME: 121 DAYS EST. NET PROFIT: \$27,369 EST. ROI: 17.4%

### PROPERTY TURN TIMES

Date Acquired	05/23/11
Occupancy Status	Occupied
Days to Vacate	
Days to Repair	
Date on MLS	07/18/11
Days on Market	30
New Escrow Opened	08/17/11
Date Closed	09/21/11
<b>Total Turn</b>	<b>121</b>

### PROFIT AND LOSS

Sales Price	\$ 200,000
Purchase Price	\$ 140,100
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 494
Repairs/CFK	\$ 15,165
Maintenance / Other	\$ 1,850
Marketing	\$ 12,000
Closing Costs	\$ 3,023
Contingency	\$ -
Total Costs	\$ 172,631
<b>Estimated Net Profit</b>	<b>\$ 27,369</b>
<b>Return on Investment</b>	<b>17.4%</b>

DESCRIPTION: This property was purchased occupied on 5-23-2011. The property was occupied by a tenant and it took over 40 days to work out a cash for keys deal with the tenant. We did the following repairs: new carpeting, new interior paint and new landscape installation. Property sold for a higher than expected sales price leading to an outstanding profit margin.

PHOTOS



PHOTOS

