

6621 N Bank St, Portland, OR 97203

DATE ACQUIRED: 8/19/2011 TURN TIME: TBD DAYS EST. NET PROFIT: \$18,250 EST. ROI: 16.4%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES

Date Acquired	08/19/11
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	
Date on MLS	
Days on Market	
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS

Sales Price	\$ 150,000
Purchase Price	\$ 103,500
Seller Credit to Buyer	\$ 1,500
Acquisition Fees	\$ 500
Repairs/CFK	\$ 7,000
Maintenance / Other	\$ 500
Marketing	\$ 9,000
Closing Costs	\$ 2,250
Contingency	\$ 7,500
Total Costs	\$ 131,750
Estimated Net Profit	\$ 18,250
Return on Investment	16.4%

DESCRIPTION: Subject property is a basic, newer construction single family house in a suburban area of Portland located within easy commute of the major urban employment centers. The property was purchased vacant and was left in average condition with only cosmetic repairs to be completed. Repairs are beginning on the property on 8/24 and the property should be listed by 9/6.

BEFORE PHOTOS



BEFORE PHOTOS

