

2041 Santa Lucia Ave., Oxnard, CA 93030

DATE ACQUIRED: 1/30/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$12,546 EST. ROI: 7.1%
 ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES

Date Acquired	01/30/12
Occupancy Status	Occupied
Days to Vacate	0
Days to Repair	0
Date on MLS	01/00/00
Days on Market	-
New Escrow Opened	01/00/00
Date Closed	01/00/00
Total Turn	TBD

PROFIT AND LOSS

Sales Price	\$ 200,000
Purchase Price	\$ 153,000
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 500
Repairs/CFK	\$ 22,275
Maintenance / Other	\$ 501
Marketing	\$ 12,000
Closing Costs	\$ 3,000
Rental Income	\$ (3,822)
Total Costs	\$ 187,454
Estimated Net Profit	\$ 12,546
Return on Investment	7.1%

DESCRIPTION: This property was purchased occupied by a Section 8 tenant, it took us approximately 145 days to get rid of the tenant due to laws and regulations protecting tenants who get payment through Section 8. The house needed stucco work, exterior paint, interior paint, drywall repair, landscaping, and various other small repairs.

PHOTOS



PHOTOS

