

25 Sparrowhawk Lane, Oak Park, CA 91377

DATE ACQUIRED: 11/08/10 TURN TIME: TBD DAYS EST. NET PROFIT: \$28,188 EST. ROI: 7.6%

ALL FIGURES ARE ESTIMATES UNTIL CLOSE OF ESCROW

PROPERTY TURN TIMES

Date Acquired	11/08/10
Occupancy Status	Owner Occupied
Days to Vacate	24
Days to Repair	18
Date on MLS	12/20/10
Days on Market	21
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS

Sales Price	\$ 429,000
Purchase Price	\$ 357,133
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK	\$ 14,677
Maintenance	\$ 500
Marketing	\$ 21,450
Closing Costs	\$ 7,052
Contingency	
Total Costs	\$ 400,812
Estimated Net Profit	\$ 28,188
Return on Investment	7.6%

DESCRIPTION: This property is a detached condo in the neighborhood of Oak Park in Ventura County. The home was occupied and we faced a difficult tenant who we managed to have vacate with a Cash For Keys offer. The property needed substantial clean up work including new carpet, restrained wood floors, painting, new appliances in the kitchen, etc. The property is active on the market at a list price of \$439,950.

PHOTOS



PHOTOS

