

## 2668 Cindy Place, Port Hueneme, CA 93041

DATE ACQUIRED: 07/28/11

TURN TIME: 68 DAYS

EST. NET PROFIT: \$22,067

EST. ROI: 11.4%

### PROPERTY TURN TIMES

Date Acquired	07/28/11
Occupancy Status	Occupied
Days to Vacate	
Days to Repair	
Date on MLS	08/20/11
Days on Market	11
New Escrow Opened	08/31/11
Date Closed	10/04/11
<b>Total Turn</b>	<b>68</b>

### PROFIT AND LOSS

Sales Price	\$ 236,000
Purchase Price	\$ 172,000
Seller Credit to Buyer	\$ 4,200
Acquisition Fees	\$ 1,999
Repairs/CFK	\$ 20,723
Maintenance / Other	\$ 1,155
Marketing	\$ 10,030
Closing Costs	\$ 3,827
Contingency	\$ -
Total Costs	\$ 213,933
<b>Estimated Net Profit</b>	<b>\$ 22,067</b>
<b>Return on Investment</b>	<b>11.4%</b>

DESCRIPTION: This property was purchased occupied on 7-28-2011. We were able to negotiate a very speedy cash for keys process. We did the following repairs: scraped ceilings, new carpeting, new interior paint, new canned lighting, new granite kitchen countertop and new landscape and sprinkler installation. Property turned faster than expected and profits were higher than expected on this property.

PHOTOS



PHOTOS

