

6509 Twin Circle Lane # 3, Simi Valley, CA 93063

DATE ACQUIRED: 11/10/2011 TURN TIME: 84 DAYS EST. NET PROFIT: \$10,401 EST. ROI: 5.6%

PROPERTY TURN TIMES

Date Acquired	11/10/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	9
Date on MLS	11/19/11
Days on Market	52
New Escrow Opened	01/10/12
Date Closed	02/02/12
Total Turn	84

PROFIT AND LOSS

Sales Price	\$ 210,000
Purchase Price	\$ 171,800
Seller Credit to Buyer	\$ 913
Acquisition Fees	\$ 320
Repairs/CFK	\$ 12,965
Maintenance / Other	\$ 523
Marketing	\$ 6,300
Closing Costs	\$ 6,778
Contingency	\$ -
Total Costs	\$ 199,599
Estimated Net Profit	\$ 10,401
Return on Investment	5.6%

DESCRIPTION: This property is located in Simi Valley and was purchased vacant. The repairs made to this property were: new kitchen granite countertop, fresh interior paint and new tile throughout the property including the kitchen, bathrooms, kitchen and laundry areas.

PHOTOS



PHOTOS

