

16220 NW Sellers Rd, Banks, OR 97106

DATE ACQUIRED: 3/30/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$803 EST. ROI: .5%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	03/30/12
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	52
Date on MLS	
Days on Market	
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS		EQUITY
Sales Price	\$ 355,000	
Purchase Price	\$ 190,896	\$ 28,634
Seller Credit to Buyer	\$ -	
Acquisition Fees	\$ -	\$ -
Repairs/CFK	\$ 125,000	\$ 125,000
Maintenance / Other	\$ -	\$ -
Marketing	\$ 16,685	\$ -
Closing Costs	\$ 5,325	\$ -
Finance Costs	\$ 16,291	\$ 16,291
Total Costs	\$ 354,197	\$ 169,925
Estimated Net Profit	\$ 803	
Return on Investment		0.5%

DESCRIPTION: This property is a rural agricultural property that has a main house, massive barn, and a worker house located on 5 acres in Banks, Oregon, 30 minutes outside of Portland. This property was purchased vacant and, unfortunately, had substantially more work involved than was expected and as was foreseeable based on the exterior inspection the morning of the auction so we are expecting to break even at this point..

BEFORE PHOTOS



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