

5780 MAPLEVIEW DR RIVERSIDE CA 92509

DATE ACQUIRED: 08/19/10 TURN TIME: 78 DAYS EST. NET PROFIT: \$19,236 EST. ROI: 10.4%

PROPERTY TURN TIMES

Date Acquired	08/19/10
Occupancy Status	Owner Occupied
Days to Vacate	21
Days to Repair	0
Date on MLS	09/09/10
Days on Market	1
New Escrow Opened	09/10/10
Date Closed	11/05/10
Total Turn	78

PROFIT AND LOSS

Sales Price	\$ 225,000
Purchase Price	\$ 179,200
Seller Credit to Buyer	\$ 500
Acquisition Fees	\$ -
Repairs/CFK/Delinq. Fees	\$ 4,608
Maintenance	\$ 1,105
Marketing	\$ 13,500
Closing Costs	\$ 3,276
Contingency (Prop Taxes)	\$ 3,575
Total Costs	\$ 205,764
Estimated Net Profit	\$ 19,236
Return on Investment	10.40%

DESCRIPTION: This property is a two-story single family residence located within the KB Home golf community of Indian Wells and was purchased at auction. An Agreement to Vacate (AKA Cash For Keys) with the former owner and then current occupant was reached and he vacated within 15 days. We were able to source a Buyer just one day after putting it up on the market and escrow opened within 3 weeks of acquisition. Initial yard maintenance and a detailed interior clean were the only expenses incurred before escrow opened at \$225,000, the asking price. Escrow closed on 11/5/10.

PHOTOS



PHOTOS

