

875 G. Street #803, San Diego, CA 92101

DATE ACQUIRED: 12/15/2011 TURN TIME: 70 DAYS

EST. NET PROFIT: \$12,793 EST. ROI: 4.2%

PROPERTY TURN TIMES

Date Acquired	12/15/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	1
Date on MLS	12/16/11
Days on Market	-
New Escrow Opened	12/16/11
Date Closed	02/23/12
Total Turn	70

PROFIT AND LOSS

Sales Price	\$ 317,000
Purchase Price	\$ 300,000
Seller Credit to Buyer	
Acquisition CC's	\$ 3,060
Repairs/CFK	\$ -
Maintenance / Other	\$ 1,256
Marketing	\$ 9,510
Closing Costs	\$ (6,754)
Credit From Buyer	\$ (2,865)
Total Costs	\$ 304,207
Estimated Net Profit	\$ 12,793
Return on Investment	4.2%

DESCRIPTION: This property was purchased vacant and as a short sale. We had a buyer in place before even closing on the property. WE purchased the property all cash and immediately put in into escrow with the buyer we had in place ahead of time. We had zero repairs needed. Closing took slightly longer than expected due to financing delays on the buyers part.

PHOTOS



PHOTOS

