

## 51 Via Colinas, Westlake Village, CA 91362

DATE ACQUIRED: ( 6/13/2011 TURN TIME: 93 DAYS

EST. NET PROFIT: \$6,597

EST. ROI: 3.4%

### PROPERTY TURN TIMES

Date Acquired	06/13/11
Occupancy Status	Occupied
Days to Vacate	13
Days to Repair	3
Date on MLS	06/29/11
Days on Market	49
New Escrow Opened	08/17/11
Date Closed	09/14/11
<b>Total Turn</b>	<b>93</b>

### PROFIT AND LOSS

Sales Price	\$ 220,000
Purchase Price	\$ 180,100
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 591
Repairs/CFK	\$ 14,259
Maintenance / Other	\$ 1,035
Marketing	\$ 13,200
Closing Costs	\$ 4,218
Contingency	\$ -
Total Costs	\$ 213,403
<b>Estimated Net Profit</b>	<b>\$ 6,597</b>
<b>Return on Investment</b>	<b>3.4%</b>

DESCRIPTION: This property was purchased occupied on 6-13-2011. We did the following repairs: new carpeting, new interior paint, new stove, new kitchen sink, new granite countertop and new dishwasher installation. Property repairs were higher than expected, diluting returns, but turn times were in line with expectations.

PHOTOS



PHOTOS

