

## 53 W Harrison, Ventura, CA 93001

DATE ACQUIRED: 02/18/11    TURN TIME: TBD DAYS    EST. NET PROFIT: \$31,300    EST. ROI: 22.6%

ALL FIGURES ARE ESTIMATES UNTIL CLOSE OF ESCROW

### PROPERTY TURN TIMES

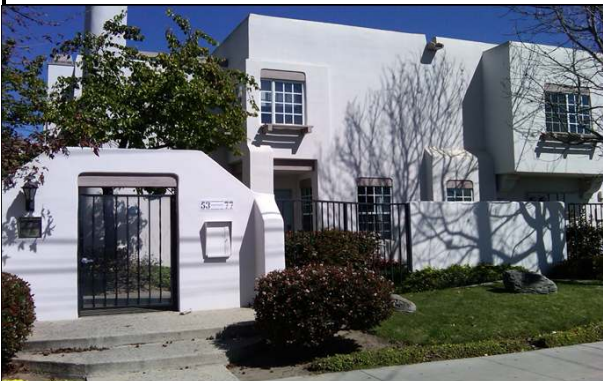
Date Acquired	02/18/11
Occupancy Status	CFK
Days to Vacate	01/17/00
Days to Repair	4
Date on MLS	03/11/11
Days on Market	6
New Escrow Opened	03/15/11
Date Closed	
<b>Total Turn</b>	<b>TBD</b>

### PROFIT AND LOSS

Sales Price	\$ 184,000
Purchase Price	\$ 133,000
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK	\$ 4,900
Maintenance	\$ 500
Marketing	\$ 11,040
Closing Costs	\$ 2,760
Contingency	\$ 500
Total Costs	\$ 152,700
<b>Estimated Net Profit</b>	<b>\$ 31,300</b>
<b>Return on Investment</b>	<b>22.6%</b>

**DESCRIPTION:** This is a newer condominium in an established neighborhood in Ventura with a shortage of newer supply. We purchased the property knowing that it was occupied by the former owner and having spoken with an agent who had another property in the same small complex which went into escrow at \$180,000. In less than one week from the tenant vacating we got the repairs completed, listed the property on the market, and accepted an all cash offer at full list price. Property is scheduled to close before April 1 with a total turn time expected of 45 days.

**BEFORE PHOTOS**



**AFTER PHOTOS**

