

1227 Lake Front Rd., Lake Oswego, OR 97034

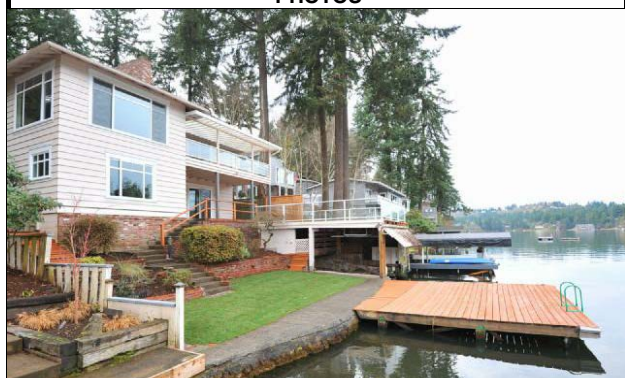
DATE ACQUIRED: 1 11/30/2011 TURN TIME: TBD DAYS EST. NET PROFIT: \$55,190 EST. ROI: 32.7%
 ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	11/30/11
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	35
Date on MLS	01/04/12
Days on Market	135
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS		EQUITY
Sales Price	\$ 870,000	
Purchase Price	\$ 691,527	\$ 103,729
Seller Credit to Buyer	\$ -	
Acquisition Fees	\$ -	
Repairs/CFK	\$ 28,512	\$ 28,512
Maintenance / Other	\$ 6,856	\$ 6,856
Marketing	\$ 40,890	
Closing Costs	\$ 8,700	
Contingency	\$ 8,700	
Finance Costs	\$ 29,625	\$ 29,625
Total Costs	\$ 814,810	\$ 168,723
Estimated Net Profit	\$ 55,190	
Return on Investment		32.7%

DESCRIPTION: This property was purchased vacant on November 30, 2011 and repairs commenced quickly thereafter. The home sits on a prestigious section of Lake Oswego and is waterfront property with a small yard, several decks, and a boat house. The house is listed on the market and open houses are being held with a significant amount of interest. The kitchen has vintage appliances which, based on feedback, may end up being updated to higher end stainless steel appliances.

PHOTOS



PHOTOS

