

3335 Minna Street, Oxnard, CA 93036

DATE ACQUIRED: 06/18/2012 TURN TIME: 144 DAYS EST. NET PROFIT: \$30,766 EST. ROI: 36.3%

PROPERTY TURN TIMES

| | |
|-------------------|------------|
| Date Acquired | 06/18/12 |
| Occupancy Status | Occupied |
| Days to Vacate | 72 |
| Days to Repair | 0 |
| Date on MLS | 10/12/12 |
| Days on Market | 10 |
| New Escrow Opened | 10/22/12 |
| Date Closed | 11/09/12 |
| Total Turn | 144 |

PROFIT AND LOSS

EQUITY

| | | |
|-----------------------------|------------------|--------------|
| Sales Price | \$ 290,000 | |
| Purchase Price | \$ 205,300 | \$ 51,325 |
| Seller Credit to Buyer | \$ - | |
| Acquisition Fees | \$ 1,618 | \$ 1,618 |
| Repairs/CFK | \$ 20,689 | \$ 20,689 |
| Maintenance / Other | \$ 3,907 | \$ 3,907 |
| Marketing | \$ 15,950 | |
| Closing Costs | \$ 4,480 | |
| Finance Charges | \$ 7,290 | \$ 7,290 |
| Total Costs / Equity | \$ 259,234 | \$ 84,829 |
| Estimated Net Profit | \$ 30,766 | |
| Return on Investment | | 36.3% |
| Annualized ROI | | 92% |

DESCRIPTION: This property is located in the El Rio neighborhood of Oxnard, north of the 101 Freeway and in high demand at the moment. The property was occupied at purchase by the former owner. She refused a cash for keys offer and decided to fight us in court. After a drawn out battle where she claimed fake tenants lived there, we won and had the sheriff lock her out. We quickly rehabbed the property and put it on the market. Within 10 days, we received two offers. We accepted a cash offer at asking price.

