

15172 Coral Court, Lake Elsinore, CA 92530

DATE ACQUIRED: 10/27/10 TURN TIME: TBD DAYS EST. NET PROFIT: \$17,189 EST. ROI: 10.3%

ALL FIGURES ARE ESTIMATES UNTIL CLOSE OF ESCROW

PROPERTY TURN TIMES

Date Acquired	10/27/10
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	12
Date on MLS	11/05/10
Days on Market	10
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS

Sales Price	\$	206,000
Purchase Price	\$	161,000
Seller Credit to Buyer	\$	5,000
Acquisition Fees	\$	-
Repairs/CFK	\$	6,181
Maintenance	\$	180
Marketing	\$	12,360
Closing Costs	\$	3,090
Contingency	\$	1,000
Total Costs	\$	188,811
Estimated Net Profit	\$	17,189
Return on Investment		10.3%

DESCRIPTION: This property is a single family residence in a planned development neighborhood in Lake Elsinore. The property consists of 4 bedrooms and 3 baths and was vacant at the time of purchase allowing us to underwrite assuming a quicker than average turntime. Repairs included new paint, sod/landscaping, and new carpet. The property is on the market and open houses have been held each weekend since repairs were completed. An offer has been tentatively accepted and escrow should open the week of 11/15/10 at a price of \$206,000.

PRE-REPAIR PHOTOS



POST REPAIR PHOTOS

