

579 Calle Tulipan, Thousand Oaks, CA 91360

DATE ACQUIRED: 1 10/31/2011 TURN TIME: 164 DAYS

EST. NET PROFIT: \$13,987

EST. ROI: 4.6%

PROPERTY TURN TIMES

Date Acquired	10/31/11
Occupancy Status	Occupied
Days to Vacate	42
Days to Repair	75
Date on MLS	02/25/12
Days on Market	17
New Escrow Opened	03/13/12
Date Closed	04/12/12
Total Turn	164

PROFIT AND LOSS

Sales Price	\$ 359,900
Purchase Price	\$ 232,200
Seller Credit to Buyer	\$ 7,000
Acquisition Fees	\$ -
Repairs/CFK	\$ 72,895
Maintenance / Other	\$ 2,309
Marketing	\$ 21,594
Closing Costs	\$ 9,914
Contingency	\$ -
Total Costs	\$ 345,913
Estimated Net Profit	\$ 13,987
Return on Investment	4.6%

DESCRIPTION: This property was purchased occupied by a large number of inhabitants. Due to being misled by the occupants, the cash for keys ended up taking longer than we expected. Once vacated, we discovered the house had a number of unpermitted additions. Repairs were extensive on this house and were completed in just over 30 days. Once repairs were completed, the property was marketing and had multiple offers within one week. We took the highest and best offer.

PHOTOS



PHOTOS

