

## 926 Simon Way, Oxnard, CA 93036

DATE ACQUIRED: C 2/29/2012 TURN TIME: 124 DAYS

EST. NET PROFIT: \$42,428

EST. ROI: 20.8%

### PROPERTY TURN TIMES

Date Acquired	02/29/12
Occupancy Status	Occupied
Days to Vacate	72
Days to Repair	8
Date on MLS	05/19/12
Days on Market	10
New Escrow Opened	05/29/12
Date Closed	07/02/12
<b>Total Turn</b>	<b>124</b>

### PROFIT AND LOSS

Sales Price	\$ 274,000
Purchase Price	\$ 182,750
Seller Credit to Buyer	
Acquisition Fees	\$ 833
Repairs/CFK	\$ 17,691
Maintenance / Other	\$ 3,413
Marketing	\$ 14,755
Closing Costs	\$ 5,716
Finance Charges	\$ 6,413.77
Total Costs	\$ 231,572
<b>Estimated Net Profit</b>	<b>\$ 42,428</b>
<b>Return on Investment</b>	<b>20.8%</b>

DESCRIPTION: This property was purchased occupied by the owner who fought us in eviction court and lost. The sheriff locked out the owner and tenants who he was renting rooms to on May 11th, 2012. Repairs were completed on May 19th, 2012. Repairs included new paint on the interior and exterior, converting the garage from a room back to a garage, various electrical and drywall work, as well as a full overhaul on the landscaping.

BEFORE PHOTOS



AFTER PHOTOS

