

9116 N Willamette Blvd, Portland, OR 97203

DATE ACQUIRED: (8/17/2011 TURN TIME: 222 DAYS EST. NET PROFIT: -\$33,462 EST. ROI: -14.2%

PROPERTY TURN TIMES

Date Acquired	08/17/11
Occupancy Status	Occupied
Days to Vacate	16
Days to Repair	-
Date on MLS	09/02/11
Days on Market	194
New Escrow Opened	03/14/12
Date Closed	03/26/12
Total Turn	222

PROFIT AND LOSS

Sales Price	\$ 242,000
Purchase Price	\$ 208,001
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 381
Repairs/CFK	\$ 24,334
Maintenance / Other	\$ 3,189
Marketing	\$ 9,874
Closing Costs	\$ 9,987
Contingency	\$ -
Finance Costs	\$ 19,697
Total Costs	\$ 275,462
Estimated Net Profit	\$ (33,462)
Return on Investment	-14.2%

DESCRIPTION: This beautiful house was acquired at the auction when a last minute bid popped up that the other potential bidders missed and that we had already checked out with regard to property condition. The property underwent a total renovation in 2006 and is in excellent condition. An Agreement to Vacate has been executed with the tenant occupant and he is expected to be moved out by 9/2. The property should be listed on the MLS by 9/9 as the repairs that are expected are minimal.

PHOTOS



PHOTOS

