

551 N Lombard Street, Portland, OR 97217

DATE ACQUIRED: (8/10/2012 TURN TIME: 90 DAYS EST. NET PROFIT: \$9,226 EST. ROI: 13.1%

PROPERTY TURN TIMES

Date Acquired	08/10/12
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	14
Date on MLS	08/24/12
Days on Market	47
New Escrow Opened	10/10/12
Date Closed	11/08/12
Total Turn	90

PROFIT AND LOSS

PROFIT AND LOSS		EQUITY
Sales Price	\$ 251,000	
Purchase Price	\$ 178,200	\$ 26,730
Seller Credit to Buyer	\$ 5,500	
Acquisition Fees	\$ -	\$ -
Repairs/CFK	\$ 35,310	\$ 35,310
Maintenance / Other	\$ 906	\$ 906
Marketing	\$ 11,295	\$ -
Closing Costs	\$ 3,016	\$ -
Finance Costs	\$ 7,547	\$ 7,547
Total Costs	\$ 241,774	\$ 70,492
Estimated Net Profit	\$ 9,226	
Return on Investment		13.1%
Annualized ROI		53%

DESCRIPTION: This property was acquired at auction vacant and was a fairly significant remodel with an all new kitchen, paint, refinishing the wood floors, and decommissioning an old oil tank that had leaked. The property was repaired quickly and then marketed but took a while for an offer to stick. Overall the property turn was average and the annualized ROI was great.

PHOTOS



PHOTOS

