

2474 Pleasant Way, # P, Thousand Oaks, CA 91362

DATE ACQUIRED: 11/16/2011 TURN TIME: 58 DAYS EST. NET PROFIT: \$13,199 EST. ROI: 9.4%

PROPERTY TURN TIMES	
Date Acquired	11/16/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	3
Date on MLS	11/19/11
Days on Market	11
New Escrow Opened	11/30/11
Date Closed	01/13/12
Total Turn	58

PROFIT AND LOSS	
Sales Price	\$ 168,000
Purchase Price	\$ 130,192
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 174
Repairs/CFK	\$ 9,382
Maintenance / Other	\$ 1,311
Marketing	\$ 10,080
Closing Costs	\$ 3,558
Contingency	\$ -
Finance Costs	\$ 105
Total Costs	\$ 154,801
Estimated Net Profit	\$ 13,199
Return on Investment	9.4%

DESCRIPTION: This condominium property was purchased vacant on November 16, 2011. This property was clean and we were able to list this property within 3 days after purchase. This property had a community pool, community spa and guest parking. Repairs made to this property were: fresh paint, granite countertops and new fixtures. This property experienced a quicker than normal turn around and was off the market and in escrow in only 11 days.

PHOTOS



PHOTOS

