

## 10945-10953 Campbell Ave, Riverside, CA 98243

DATE ACQUIRED: 12/16/10    TURN TIME: TBD DAYS    EST. NET PROFIT: \$25,831    EST. ROI: 13.8%

ALL FIGURES ARE ESTIMATES UNTIL CLOSE OF ESCROW

### PROPERTY TURN TIMES

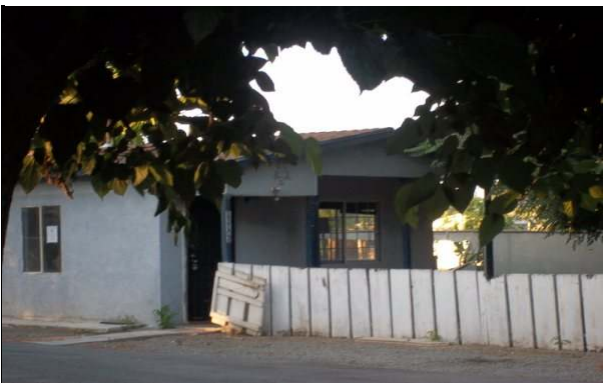
Date Acquired	12/16/10
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	32
Date on MLS	01/17/11
Days on Market	16
New Escrow Opened	01/25/11
Date Closed	
<b>Total Turn</b>	<b>TBD</b>

### PROFIT AND LOSS

Sales Price	\$	228,000
Purchase Price	\$	155,000
Seller Credit to Buyer	\$	-
Acquisition Fees	\$	-
Repairs/CFK	\$	31,719
Maintenance	\$	200
Marketing	\$	10,830
Closing Costs	\$	3,420
Contingency	\$	1,000
Total Costs	\$	202,169
<b>Estimated Net Profit</b>	<b>\$</b>	<b>25,831</b>
<b>Return on Investment</b>		<b>13.8%</b>

**DESCRIPTION:** This property is a 3 unit multi-family residence located in Riverside, CA. The property consists of a 3 bedroom, 2 bath detached home and a duplex with a 2 bedroom, 1 bath unit in front and a 1 bedroom, 1 bath home in the rear. The property was vacant at the time of purchase allowing repairs to be started immediately after closing. Repairs were extensive on this property and included new paint, landscaping, new flooring, new kitchens, exterior and interior paint, a new water heater and new appliances. The property was on the market for just 8 days before escrow was opened. Multiple offers were received, the current escrow is just under the list price.

PRE-REPAIR PHOTOS



POST REPAIR PHOTOS

