

## 4627 NE 29th Ave, Portland, OR 97211

DATE ACQUIRED: 4/2/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$57,773 EST. ROI: 25.0%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	04/02/12
Occupancy Status	Occupied
Days to Vacate	14
Days to Repair	38
Date on MLS	
Days on Market	
New Escrow Opened	
Date Closed	
<b>Total Turn</b>	<b>TBD</b>

PROFIT AND LOSS		EQUITY
Sales Price	\$ 425,000	
Purchase Price	\$ 153,000	\$ 22,950
Seller Credit to Buyer	\$ -	
Acquisition Fees	\$ -	\$ -
Repairs/CFK	\$ 173,882	\$ 173,882
Maintenance / Other	\$ 988	\$ 988
Marketing	\$ 19,975	\$ 19,975
Closing Costs	\$ 6,375	\$ -
Finance Costs	\$ 13,007	\$ 13,007
Total Costs	\$ 367,227	\$ 230,802
<b>Estimated Net Profit</b>	<b>\$ 57,773</b>	
<b>Return on Investment</b>		<b>25.0%</b>

DESCRIPTION: This property is located in the wildly popular Alberta Arts district of Portland and was purchased occupied. An agreement to vacate was established and the occupant was out within 2 weeks of purchase. Repairs are underway but held up by the permitting process at the City of Portland. The house is being added to and raised with a detached garage being added. The final product will, for all intents and purposes, be a new house. Repairs should be completed by the middle of August.

BEFORE PHOTOS



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