

4225 S. C Street, Oxnard, CA 93033

DATE ACQUIRED: (1/3/2012 TURN TIME: 68 DAYS EST. NET PROFIT: \$12,962 EST. ROI: 6.1%

PROPERTY TURN TIMES

Date Acquired	01/03/12
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	28
Date on MLS	01/31/12
Days on Market	10
New Escrow Opened	02/10/12
Date Closed	03/11/12
Total Turn	68

PROFIT AND LOSS

Sales Price	\$ 254,000
Purchase Price	\$ 201,100
Seller Credit to Buyer	\$ 7,620
Acquisition Fees	\$ 1,357
Repairs/CFK	\$ 10,468
Maintenance / Other	\$ 375
Marketing	\$ 15,240
Closing Costs	\$ 4,879
Contingency	\$ -
Total Costs	\$ 241,038
Estimated Net Profit	\$ 12,962
Return on Investment	6.1%

DESCRIPTION: This property was purchased occupied but we were able to negotiate a quick cash for keys and have the property vacated within 2 weeks. Repairs made were fresh interior and exterior paint, and new carpeting throughout the home. Property was listed and marketed for 10 days and we received multiple offers. We but the highest and best into escrow.

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PHOTOS



PHOTOS

