

1520 Palmer Ave, Camarillo, CA 93010

DATE ACQUIRED: 12/5/2011 TURN TIME: 109 DAYS

EST. NET PROFIT: \$26,553

EST. ROI: 8.4%

PROPERTY TURN TIMES

Date Acquired	12/05/11
Occupancy Status	Occupied
Days to Vacate	24
Days to Repair	17
Date on MLS	01/12/12
Days on Market	33
New Escrow Opened	02/14/12
Date Closed	03/23/12
Total Turn	109

PROFIT AND LOSS

Sales Price	\$ 359,000
Purchase Price	\$ 261,000
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 1,156
Repairs/CFK	\$ 52,909
Maintenance / Other	\$ 1,567
Marketing	\$ 10,770
Closing Costs	\$ 5,044
Contingency	\$ -
Total Costs	\$ 332,447
Estimated Net Profit	\$ 26,553
Return on Investment	8.4%

DESCRIPTION: This property is located in Camarillo and was purchased occupied. Because it took 24 days to vacate this property, turn around times were longer than expected. Repairs made to this property were extensive and included a new roof, fresh exterior paint and landscaping with new irrigation system in both front and rear yards, fresh interior paint, new flooring throughout the home and upgraded kitchen with new granite kitchen countertop, upgraded bathrooms with fixtures including new granite master bathroom vanity with fixtures and new No Milgard Low-E window installation.

PHOTOS



PHOTOS

