

## 4910 Reeder Avenue, Oxnard, CA 93033

DATE ACQUIRED: ( 5/13/2011 TURN TIME: 137 DAYS EST. NET PROFIT: \$12,062 EST. ROI: 5.1%

### PROPERTY TURN TIMES

Date Acquired	05/13/11
Occupancy Status	Occupied
Days to Vacate	17
Days to Repair	6
Date on MLS	07/05/11
Days on Market	14
New Escrow Opened	07/19/11
Date Closed	09/27/11
<b>Total Turn</b>	<b>137</b>

### PROFIT AND LOSS

Sales Price	\$ 265,000
Purchase Price	\$ 209,000
Seller Credit to Buyer	\$ 7,800
Acquisition Fees	\$ 678
Repairs/CFK	\$ 20,406
Maintenance / Other	\$ 5,507
Marketing	\$ 8,311
Closing Costs	\$ 1,236
Contingency	\$ -
Total Costs	\$ 252,938
<b>Estimated Net Profit</b>	<b>\$ 12,062</b>
<b>Return on Investment</b>	<b>5.1%</b>

DESCRIPTION: This property was purchased occupied on 5-13-2011. Occupants were very difficult to get out of the property and left the property in extreme disrepair. Higher than expected repair costs were prevalent on this property. We did the following repairs: new interior paint, new tile and new front landscape installation.

PHOTOS



PHOTOS

