

625 4th Street, Lake Oswego, OR 97034

DATE ACQUIRED: 09/ 9/28/2011 TURN TIME: 205 DAYS EST. NET PROFIT: \$72,010 EST. ROI: 19.4%

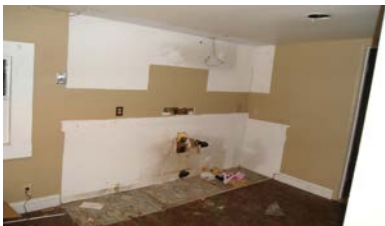
PROPERTY TURN TIMES

Date Acquired	09/28/11
Occupancy Status	Occupied
Days to Vacate	70
Days to Repair	40
Date on MLS	01/26/12
Days on Market	67
New Escrow Opened	04/02/12
Date Closed	04/20/12
Total Turn	205

PROFIT AND LOSS

Sales Price	\$ 505,000
Purchase Price	\$ 325,600
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 1,269
Repairs/CFK	\$ 35,390
Maintenance / Other	\$ 11,068
Marketing	\$ 23,735
Closing Costs	\$ 5,223
Contingency	\$ -
Finance Costs	\$ 30,705
Total Costs	\$ 432,990
Estimated Net Profit	\$ 72,010
Return on Investment	19.4%

DESCRIPTION: Fantastic English Tudor style house located in Lake Oswego's First Addition. Property was purchased occupied and a cash for keys agreement was negotiated with the Occupant (a renter) via his attorney. The property contains a front house and a back guest house. The back house is something almost unheard of and certainly coveted in the area. Repairs have been underway and will be completing for the property to be marketed by the 18th of January. The guest house was completely gutted and is being rebuilt with only the shell left intact.

BEFORE PHOTOS**AFTER PHOTOS**