

## 751 Halyard Street, Port Hueneme, CA 93041

DATE ACQUIRED 8/12/2011 TURN TIME: 91 DAYS EST. NET PROFIT: \$1,858 EST. ROI: 2.1%

### PROPERTY TURN TIMES

Date Acquired	08/12/11
Occupancy Status	Vacant
Days to Vacate	45
Days to Repair	10
Date on MLS	09/23/11
Days on Market	39
New Escrow Opened	11/01/11
Date Closed	11/11/11
<b>Total Turn</b>	<b>91</b>

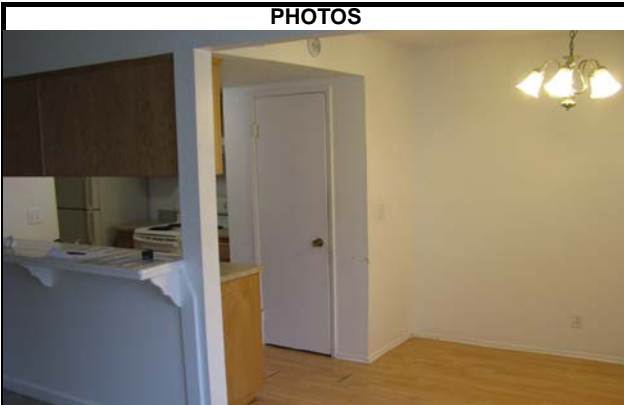
### PROFIT AND LOSS

Sales Price	\$ 103,000
Purchase Price	\$ 81,500
Seller Credit to Buyer	\$ 500
Acquisition Fees	\$ 136
Repairs/CFK	\$ 7,476
Maintenance / Other	\$ 758
Marketing	\$ 6,180
Closing Costs	\$ 4,592
Contingency	\$ -
Total Costs	\$ 101,142
<b>Estimated Net Profit</b>	<b>\$ 1,858</b>
<b>Return on Investment</b>	<b>2.1%</b>

DESCRIPTION: This property was purchased tenant occupied on 8-12-2011. We worked aggressively with the tenant to have her vacated and we were able to have her out on 9-15-2011. Once vacated, we did the following repairs: new carpeting, new interior paint, new kitchen fixtures and new bathroom fixtures.

We listed the property at a low aggressive price because the condo complex is not financeable. We were able to find a cash buyer and put it into escrow on 11-01-2011. Since this was all cash we were able to close quickly on 11-10-2011.

PHOTOS



PHOTOS

