

53 W Harrison, Ventura, CA 93001

DATE ACQUIRED: 02/28/11

TURN TIME: 24 DAYS

EST. NET PROFIT: \$29,847

EST. ROI: 21.4%

PROPERTY TURN TIMES

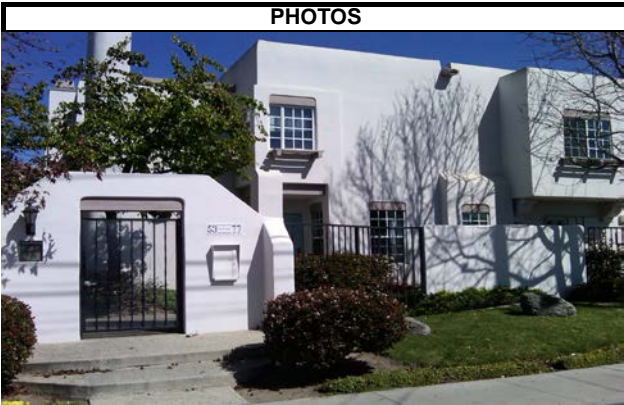
Date Acquired	02/28/11
Occupancy Status	CFK
Days to Vacate	
Days to Repair	11
Date on MLS	03/11/11
Days on Market	4
New Escrow Opened	03/15/11
Date Closed	03/24/11
Total Turn	24

PROFIT AND LOSS

Sales Price	\$ 184,000
Purchase Price	\$ 133,100
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 234
Repairs/CFK	\$ 5,963
Maintenance	\$ 266
Marketing	\$ 11,040
Closing Costs	\$ 3,551
Contingency	\$ -
Total Costs	\$ 154,153
Estimated Net Profit	\$ 29,847
Return on Investment	21.4%

DESCRIPTION: This is a newer condominium in an established neighborhood in Ventura with a shortage of newer supply. We purchased the property knowing that it was occupied by the former owner and having spoken with an agent who had another property in the same small complex which went into escrow at \$180,000. In less than one week from the tenant vacating we got the repairs completed, listed the property on the market, and accepted an all cash offer at full list price. Property closed escrow on March 24th with a total turn time of 34 days.

PHOTOS



PHOTOS

