

762 Island View Circle, Port Hueneme, CA 93041

DATE ACQUIRED: 01/13/11

TURN TIME: 77 DAYS

EST. NET PROFIT: \$13,367

EST. ROI: 6.7%

PROPERTY TURN TIMES

Date Acquired	01/13/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	9
Date on MLS	01/23/11
Days on Market	39
New Escrow Opened	03/03/11
Date Closed	03/31/11
Total Turn	77

PROFIT AND LOSS

Sales Price	\$ 230,000
Purchase Price	\$ 192,600
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 143
Repairs/CFK	\$ 4,522
Maintenance	\$ 1,778
Marketing	\$ 13,800
Closing Costs	\$ 3,790
Contingency	\$ -
Total Costs	\$ 216,633
Estimated Net Profit	\$ 13,367
Return on Investment	6.7%

DESCRIPTION: This is a turnkey, older condo unit in Port Hueneme that faces the ocean and offers some peek-a-boo views from the upstairs master. There are two en-suite masters with a great room downstairs that is open to the kitchen on one end and the patio and fireplace on the other end. The property was purchased at auction knowing that it was vacant. After purchasing we met the short sale agent at the property and got the download and then immediately commenced with planning the repairs (carpet, paint, handyman, sales clean). The property went active on the market at a list price of \$250,000 which was subsequently reduced in order to entice offers. Escrow opened on March 2nd and closed at the end of the month.

BEFORE PHOTOS



AFTER PHOTOS

