

## 6621 N Bank St, Portland, OR 97203

DATE ACQUIRED: 8/19/2011 TURN TIME: 73 DAYS

EST. NET PROFIT: \$8,475

EST. ROI: 7.5%

### PROPERTY TURN TIMES

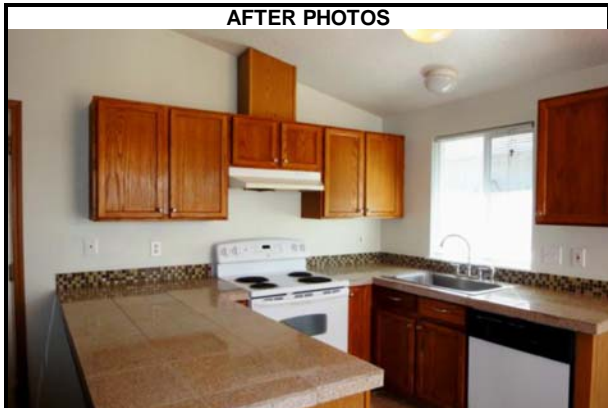
Date Acquired	08/19/11
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	18
Date on MLS	09/06/11
Days on Market	24
New Escrow Opened	09/30/11
Date Closed	10/31/11
<b>Total Turn</b>	<b>73</b>

### PROFIT AND LOSS

Sales Price	\$ 143,750
Purchase Price	\$ 103,500
Seller Credit to Buyer	\$ 4,346
Acquisition Fees	\$ 381
Repairs/CFK	\$ 9,799
Maintenance / Other	\$ 378
Marketing	\$ 6,469
Closing Costs	\$ 4,551
Finance Costs	\$ 5,851
Total Costs	\$ 135,275
<b>Estimated Net Profit</b>	<b>\$ 8,475</b>
<b>Return on Investment</b>	<b>7.5%</b>

**DESCRIPTION:** Subject property is a basic, newer construction single family house in a suburban area of Portland located within easy commute of the major urban employment centers. The property was purchased vacant and was left in average condition with only cosmetic repairs to be completed. Repairs began on the property on 8/24 and the property was listed and put into escrow after 24 days on the market. \*On Oregon properties the finance costs (loan fees and interest) are included in this final P&L due to the financing structure. This yields a leveraged return on investment which is higher than the unleveraged ROI shown on this page\*

AFTER PHOTOS



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