

1406 Corte de Primavera, Thousand Oaks, CA 91360

DATE ACQUIRED: 3/16/2011 TURN TIME: 98 DAYS

EST. NET PROFIT: \$11,334 EST. ROI: 2.6%

PROPERTY TURN TIMES

Date Acquired	03/16/11
Occupancy Status	Occupied
Days to Vacate	53
Days to Repair	8
Date on MLS	05/16/11
Days on Market	4
New Escrow Opened	05/20/11
Date Closed	06/22/11
Total Turn	98

PROFIT AND LOSS

Sales Price	\$ 496,600
Purchase Price	\$ 414,000
Seller Credit to Buyer	\$ 1,685
Acquisition Fees	\$ 700
Repairs/CFK	\$ 24,455
Maintenance	\$ 2,261
Marketing	\$ 27,313
Closing Costs	\$ 14,852
Contingency	\$ -
Total Costs	\$ 485,266
Estimated Net Profit	\$ 11,334
Return on Investment	2.6%

DESCRIPTION: This property was purchased with a tenant occupying the interior of the house and the owner living in an RV next to the house. We were able to get the owner out very quickly with a small cash for keys payment and we were able to get the tenants out within 30 days for a larger cash for keys payment, due to the fact that they had no money. We put in a new lawn in the front and back yard, new carpet and paint throughout the house, new granite countertops, and numerous other small repairs. Property was placed into escrow approximately 3 weeks after the tenants vacated, and was sold for \$496,600.

BEFORE PHOTOS



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