

215 E Rose Street, Oxnard, CA 93033

DATE ACQUIRED: 10/3/2011 TURN TIME: 157 DAYS EST. NET PROFIT: \$14,760 EST. ROI: 7.7%

PROPERTY TURN TIMES

Date Acquired	10/03/11
Occupancy Status	Occupied
Days to Vacate	21
Days to Repair	15
Date on MLS	11/08/11
Days on Market	69
New Escrow Opened	01/16/12
Date Closed	03/08/12
Total Turn	157

PROFIT AND LOSS

Sales Price	\$ 223,500
Purchase Price	\$ 159,400
Seller Credit to Buyer	\$ 5,000
Acquisition Fees	\$ -
Repairs/CFK	\$ 29,401
Maintenance / Other	\$ 2,680
Marketing	\$ 8,940
Closing Costs	\$ 3,318
Contingency	\$ -
Total Costs	\$ 208,740
Estimated Net Profit	\$ 14,760
Return on Investment	7.7%

DESCRIPTION:

PHOTOS



PHOTOS

