

## 2823 Yacht Way, Oxnard, CA 93033

DATE ACQUIRED: 10/12/11 TURN TIME: 42 DAYS EST. NET PROFIT: \$34,678 EST. ROI: 15.1%

### PROPERTY TURN TIMES

Date Acquired	10/12/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	2
Date on MLS	10/14/11
Days on Market	9
New Escrow Opened	10/23/11
Date Closed	11/23/11
<b>Total Turn</b>	<b>42</b>

### PROFIT AND LOSS

Sales Price	\$ 285,000
Purchase Price	\$ 225,000
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 968
Repairs/CFK	\$ 5,000
Maintenance / Other	\$ 212
Marketing	\$ 17,100
Closing Costs	\$ 2,042
Contingency	\$ -
Total Costs	\$ 250,322
<b>Estimated Net Profit</b>	<b>\$ 34,678</b>
<b>Return on Investment</b>	<b>15.1%</b>

DESCRIPTION: This property was purchased occupied on 10-12-2011. This property had no repairs. We sold this property occupied and delivered cash for keys upon sale. This property was sold As Is and closed on 11-23-2011.

PHOTOS



PHOTOS

