

## 341 E. Lewis Street, Ventura, CA 93001

DATE ACQUIRED: ( 2/7/2012 TURN TIME: 136 DAYS

EST. NET PROFIT: \$16,962

EST. ROI: 7.8%

### PROPERTY TURN TIMES

Date Acquired	02/07/12
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	33
Date on MLS	03/11/12
Days on Market	40
New Escrow Opened	04/20/12
Date Closed	06/22/12
<b>Total Turn</b>	<b>136</b>

### PROFIT AND LOSS

Sales Price	\$ 251,000
Purchase Price	\$ 183,800
Seller Credit to Buyer	\$ 4,000
Acquisition Fees	\$ 257
Repairs/CFK	\$ 32,772
Maintenance / Other	\$ 981
Marketing	\$ 9,413
Closing Costs	\$ 2,816
Total Costs	\$ 234,038
<b>Estimated Net Profit</b>	<b>\$ 16,962</b>
<b>Return on Investment</b>	<b>7.8%</b>

**DESCRIPTION:** This property was purchased vacant and had some stolen plumbing both inside and out that needed to be replaced. The property did have more square footage than what showed on the county assessor's website so we were able to take advantage of this additional square footage in our sales price. We installed a new heater, upgraded electrical, upgraded closet doors, six-panel doors throughout the house, tile in the kitchen and all the bathrooms, and various drywall work.

PHOTOS



PHOTOS

