

156 W. Fir Avenue, Oxnard, CA 93033

DATE ACQUIRED: 1 10/17/2011 TURN TIME: 133 DAYS

EST. NET PROFIT: \$29,754

EST. ROI: 17.2%

PROPERTY TURN TIMES

Date Acquired	10/17/11
Occupancy Status	Occupied
Days to Vacate	65
Days to Repair	27
Date on MLS	01/17/12
Days on Market	13
New Escrow Opened	01/30/12
Date Closed	02/27/12
Total Turn	133

PROFIT AND LOSS

Sales Price	\$ 220,000
Purchase Price	\$ 154,100
Seller Credit to Buyer	\$ (25)
Acquisition Fees	\$ 255
Repairs/CFK	\$ 14,363
Maintenance / Other	\$ 4,201
Marketing	\$ 13,200
Closing Costs	\$ 4,152
Contingency	\$ -
Total Costs	\$ 190,246
Estimated Net Profit	\$ 29,754
Return on Investment	17.2%

DESCRIPTION: This property was purchased occupied and looked to be in good condition based on the exterior. This property's turnover time took longer than expected due to an eviction process and bankruptcy. This property had a multitude of unpermitted additions that added value and led to a higher than expected profit. Repairs done to the property include fresh interior and exterior paint, new granite kitchen countertop with new fixtures, new dishwasher, new stove, new flooring, new garage door and lighting installation.

PHOTOS



PHOTOS

