

18116 Pioneer Court, Lake Oswego, OR 97034

DATE ACQUIRED: 1 10/1/2011 TURN TIME: 132 DAYS

EST. NET PROFIT: \$39,845

EST. ROI: 9.5%

PROPERTY TURN TIMES

Date Acquired	10/01/11
Occupancy Status	CFK
Days to Vacate	20
Days to Repair	60
Date on MLS	12/19/11
Days on Market	4
New Escrow Opened	12/23/11
Date Closed	02/10/12
Total Turn	132

PROFIT AND LOSS

Sales Price	\$ 549,000
Purchase Price	\$ 384,301
Seller Credit to Buyer	\$ 5,825
Acquisition Fees	\$ -
Repairs/CFK	\$ 32,613
Maintenance / Other	\$ 2,589
Marketing	\$ 25,803
Closing Costs	\$ 31,245
Finance Costs	\$ 26,779
Total Costs	\$ 509,155
Estimated Net Profit	\$ 39,845
Return on Investment	9.5%

DESCRIPTION: This gorgeous home which was built by the Red Cedar Association in 1964 sits on the water of the main canal of Lake Oswego, providing for direct access from the rear yard to the lake. A quick CFK negotiation with the former owner who's friend was staying at the property was successful. The extensive repairs took approximately 60 days and the property was listed on 12/19/11 at \$549,000. An offer has been received and escrow should be opening by 12/26/11 with an anticipated escrow close date in the beginning of February.

BEFORE PHOTOS



AFTER PHOTOS

