

## 15172 Coral Court, Lake Elsinore, CA 92530

DATE ACQUIRED: 10/27/10

TURN TIME: 155 DAYS

EST. NET PROFIT: \$3,033

EST. ROI: 1.8%

### PROPERTY TURN TIMES

Date Acquired	10/27/10
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	12
Date on MLS	11/05/10
Days on Market	116
New Escrow Opened	03/01/11
Date Closed	03/31/11
<b>Total Turn</b>	<b>155</b>

### PROFIT AND LOSS

Sales Price	\$ 185,000
Purchase Price	\$ 160,700
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK	\$ 5,706
Maintenance	\$ 2,566
Marketing	\$ 6,938
Closing Costs	\$ 6,057
Contingency	\$ -
Total Costs	\$ 181,967
<b>Estimated Net Profit</b>	<b>\$ 3,033</b>
<b>Return on Investment</b>	<b>1.8%</b>

**DESCRIPTION:** This property is a single family residence in a planned development neighborhood in Lake Elsinore. The property consists of 4 bedrooms and 3 baths and was vacant at the time of purchase allowing us to underwrite assuming a quicker than average turntime. Repairs included new interior paint, sod/landscaping, and new carpet. The property was in escrow twice. After it fell out the first time due to the buyer's lender, the sales price was reduced and the new offer was obtained above list price with a conventional loan. Escrow closed within 31 days from opening.

PRE-REPAIR PHOTOS



POST REPAIR PHOTOS

