

## 8615 SE 257th Ave, Damascus, OR 97089

DATE ACQUIRED: 7/8/2011 TURN TIME: TBD DAYS EST. NET PROFIT: \$46,250 EST. ROI: 18.0%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

| PROPERTY TURN TIMES |            |
|---------------------|------------|
| Date Acquired       | 07/08/11   |
| Occupancy Status    | Occupied   |
| Days to Vacate      |            |
| Days to Repair      |            |
| Date on MLS         |            |
| Days on Market      |            |
| New Escrow Opened   |            |
| Date Closed         |            |
| <b>Total Turn</b>   | <b>TBD</b> |

| PROFIT AND LOSS             |                  |
|-----------------------------|------------------|
| Sales Price                 | \$ 350,000       |
| Purchase Price              | \$ 234,000       |
| Seller Credit to Buyer      | \$ 3,500         |
| Acquisition Fees            | \$ -             |
| Repairs/CFK                 | \$ 22,000        |
| Maintenance / Other         | \$ 500           |
| Marketing                   | \$ 21,000        |
| Closing Costs               | \$ 5,250         |
| Contingency                 | \$ 17,500        |
| Total Costs                 | \$ 303,750       |
| <b>Estimated Net Profit</b> | <b>\$ 46,250</b> |
| <b>Return on Investment</b> | <b>18.0%</b>     |

**DESCRIPTION:** This property is located in Damascus, approximately 30 minutes outside of downtown Portland and is located on almost 5 acres with a creek running through it, a knotty pine house, a 3,000ft2 commercial shop space, 2 barns, and a small apartment unit. The timeline to vacate the property is significant due to the owners' having 15 years worth of 'stuff' piled into every nook and cranny. The property will be vacant by 9/2 and we'll immediately get to work on cleaning the property up and performing heavy landscape maintenance to get the grounds looking in top shape. The property is scheduled to be on the market by 9/15.

**BEFORE PHOTOS**



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