

10328 NW Engleman St., Portland, OR 97229

DATE ACQUIRED: 01/10/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$12,589 EST. ROI: 9.6%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	01/10/12
Occupancy Status	Occupied
Days to Vacate	
Days to Repair	
Date on MLS	
Days on Market	-
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS		EQUITY
Sales Price	\$ 560,000	
Purchase Price	\$ 450,001	\$ 67,500
Seller Credit to Buyer	\$ -	
Acquisition Fees	\$ -	
Repairs/CFK	\$ 10,000	\$ 10,000
Maintenance / Other	\$ 15,560	\$ 15,560
Marketing	\$ 25,200	
Closing Costs	\$ 8,400	
Finance Costs	\$ 38,250	\$ 38,250
Total Costs	\$ 547,411	\$ 131,310
Estimated Net Profit	\$ 12,589	
Return on Equity		9.6%

DESCRIPTION: This house was acquired on January 10, 2012 and is located in Forest Heights area of Portland which offers close proximity to the urban area of Portland while maintaining a planned community feel and a larger lot. This home is occupied and we are currently processing an eviction and simultaneously attempting to communicate directly with the owner of the house who only speaks Korean. Property exterior is in good condition and the inside is expected to mirror that especially considering the relatively low age of the property. Currently we are in eviction status as the occupant has hired an attorney and the case is in the local court system.

BEFORE



BEFORE

