

## 926 Simon Way, Oxnard, CA 93036

DATE ACQUIRED: 2/29/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$32,178 EST. ROI: 16.2%

### PROPERTY TURN TIMES

Date Acquired	02/29/12
Occupancy Status	Occupied
Days to Vacate	72
Days to Repair	8
Date on MLS	05/19/12
Days on Market	-
New Escrow Opened	
Date Closed	
<b>Total Turn</b>	<b>TBD</b>

### PROFIT AND LOSS

Sales Price	\$ 250,000
Purchase Price	\$ 182,750
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ 707
Repairs/CFK	\$ 14,305
Maintenance / Other	\$ 1,310
Marketing	\$ 15,000
Closing Costs	\$ 3,750
Contingency	\$ -
Total Costs	\$ 217,822
<b>Estimated Net Profit</b>	<b>\$ 32,178</b>
<b>Return on Investment</b>	<b>16.2%</b>

DESCRIPTION: This property was purchased occupied by the owner who fought us in eviction court and lost. The sheriff locked out the owner and tenants who he was renting rooms to on May 11th, 2012. Repairs were completed on May 19th, 2012. Repairs included new paint on the interior and exterior, converting the garage from a room back to a garage, various electrical and drywall work, as well as a full overhaul on the landscaping.

BEFORE PHOTOS



AFTER PHOTOS

