4627 NE 29th Ave, Portland, OR 97211

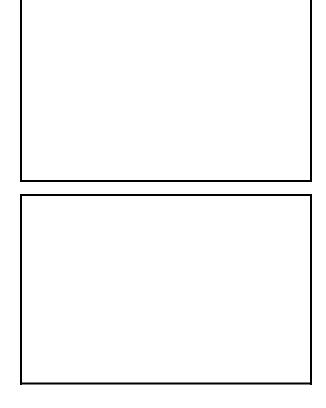
4/2/2012 TURN TIME: TBD DAYS EST. NET PROFIT: \$57
ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW DATE ACQUIRED: EST. NET PROFIT: \$57,773 EST. ROI: 25.%

PROPERTY TURN TIMES				
Date Acquired	04/02/12			
Occupancy Status	Occupied			
Days to Vacate	14			
Days to Repair	38			
Date on MLS				
Days on Market				
New Escrow Opened				
Date Closed				
Total Turn	TBD			

PROFIT AND LOSS		EQUITY		
Sales Price	\$	425,000		
Purchase Price	\$	153,000	\$	22,950
Seller Credit to Buyer	\$	-		
Acquisition Fees	\$	-	\$	-
Repairs/CFK	\$	173,882	\$	173,882
Maintenance / Other	\$	988	\$	988
Marketing	\$	19,975	\$	19,975
Closing Costs	\$	6,375	\$	-
Finance Costs	\$	13,007	\$	13,007
Total Costs	\$	367,227	\$	230,802
Estimated Net Profit	\$	57,773		
Return on Investment				25.0%

DESCRIPTION: This property is located in the wildly popular Alberta Arts district of Portland and was purchased occupied. An agreement to vacate was established and the occupant was out within 2 weeks of purchase. Repairs are underway but held up by the permitting process at the City of Portland. The house is being added to and raised with a detached garage being added. The final product will, for all intents and purposes, be a new house. Repairs should be completed by the middle of August.





BEFORE PHOTOS