

1032 NE 67th Ave, Portland, OR 97213

DATE ACQUIRED: 03/21/2012 TURN TIME: 170 DAYS EST. NET PROFIT: \$22,966 EST. ROI: 13.6%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	03/21/12
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	108
Date on MLS	07/07/12
Days on Market	13
New Escrow Opened	07/20/12
Date Closed	09/07/12
Total Turn	170

PROFIT AND LOSS		EQUITY
Sales Price	\$ 335,000	
Purchase Price	\$ 143,000	\$ 21,450
Seller Credit to Buyer	\$ 2,000	
Acquisition Fees	\$ -	\$ -
Repairs/CFK	\$ 133,059	\$ 133,059
Maintenance / Other	\$ 1,958	\$ 1,958
Marketing	\$ 17,220	\$ -
Closing Costs	\$ 2,450	\$ -
Finance Costs	\$ 12,346	\$ 12,346
Total Costs	\$ 312,034	\$ 168,814
Estimated Net Profit	\$ 22,966	
Return on Investment		13.6%

DESCRIPTION: This property is a single family home located in NE Portland. The neighborhood is strong but still affordable and we went with a more modern spec in the house incorporating non-conventional finishes (concrete counter tops, exposed ducting, etc.). The property sold quickly and had only a slight delay in escrow.

PHOTOS



PHOTOS

