

1125 NW 9th Ave #110, Portland, OR 97209

DATE ACQUIRED: C 8/19/2011 TURN TIME: TBD DAYS EST. NET PROFIT: -\$16,855 EST. ROI: -15.0%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	08/19/11
Occupancy Status	Occupied
Days to Vacate	72
Days to Repair	19
Date on MLS	09/06/11
Days on Market	258
New Escrow Opened	
Date Closed	
Total Turn	TBD

PROFIT AND LOSS		EQUITY	
Sales Price	\$ 375,000		
Purchase Price	\$ 301,501	\$	45,225
Seller Credit to Buyer	\$ -		
Acquisition Fees	\$ 4,903	\$	4,903
Repairs/CFK	\$ 17,771	\$	17,771
Maintenance / Other	\$ 5,964	\$	5,964
Marketing	\$ 17,625		
Closing Costs	\$ 5,625		
Finance Costs	\$ 38,466	\$	38,466
Total Costs	\$ 391,855	\$	112,329
Estimated Net Profit	\$ (16,855)		
Return on Investment			-15.0%

DESCRIPTION: This property is a Pearl District live/work unit with 2 dedicated parking spaces. This unit was purchased knowing that the unit was occupied by a tenant but that the value and the acquisition price left enough room to be able to offer the tenant a substantial cash for keys incentive to vacate. We are in touch with the tenant and coordinating a cash for keys arrangement. The property is in an excellent location in the heart of the acclaimed Pearl District and has an office space downstairs with frontage on the sidewalk and an upstairs living unit with 2 bedrooms.

