

2248 Penlan Avenue, Simi Valley, CA 93063

DATE ACQUIRED: 12/03/10

TURN TIME: 165 DAYS

EST. NET PROFIT: \$22,644

EST. ROI: 6.1%

PROPERTY TURN TIMES

Date Acquired	12/03/10
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	10
Date on MLS	12/09/10
Days on Market	124
New Escrow Opened	04/12/11
Date Closed	05/17/11
Total Turn	165

PROFIT AND LOSS

Sales Price	\$ 424,900
Purchase Price	\$ 358,100
Seller Credit to Buyer	\$ -
Acquisition Fees	\$ -
Repairs/CFK	\$ 9,801
Maintenance	\$ 4,934
Marketing	\$ 21,320
Closing Costs	\$ 8,102
Contingency	\$ -
Total Costs	\$ 402,256
Estimated Net Profit	\$ 22,644
Return on Investment	6.1%

DESCRIPTION: This is one of the nicest houses on the block in a great area of Simi Valley just off the freeway. The property was purchased at auction and we suspected it was vacant. After purchasing, it was deemed to be vacant and we began rehab (paint, carpet, roof repair, drywall repair, pool draining and cleaning and a detailed interior clean). Total rehab took 10 days due to the rains. The property went active on the market at a list price of \$459,950 and has yet to receive an offer. We will be lowering the price until market finds a buyer for this property. Property was finally sold to an FHA buyer at asking price of \$424,900.

PHOTOS



PHOTOS

