

## 750 Nandina Court, Oxnard, CA 93036

DATE ACQUIRED: 01/20/11

TURN TIME: 106 DAYS

EST. NET PROFIT: \$9,363

EST. ROI: 5.0%

### PROPERTY TURN TIMES

Date Acquired	01/20/11
Occupancy Status	Vacant
Days to Vacate	0
Days to Repair	25
Date on MLS	02/14/11
Days on Market	31
New Escrow Opened	03/17/11
Date Closed	05/06/11
<b>Total Turn</b>	<b>106</b>

### PROFIT AND LOSS

Sales Price	\$ 219,000
Purchase Price	\$ 168,700
Seller Credit to Buyer	\$ 7,997
Acquisition Fees	\$ 199
Repairs/CFK	\$ 14,197
Maintenance	\$ 2,530
Marketing	\$ 13,140
Closing Costs	\$ 2,874
Contingency	\$ -
Total Costs	\$ 209,637
<b>Estimated Net Profit</b>	<b>\$ 9,363</b>
<b>Return on Investment</b>	<b>5.0%</b>

**DESCRIPTION:** This is a townhouse style condo unit located in Oxnard within close proximity to the 101 freeway and immediately adjacent to our other property located at 749 Nandina. The property was purchased at auction knowing that it was vacant but would require fairly significant work. After purchasing we immediately had the trash out performed and commenced with repairs which included installing new flooring (tile, wood laminate, and carpeting), painting throughout the interior, installing new bathroom vanities, and miscellaneous minor repairs. The property went active on the market at a list price of \$219,900 and sold for \$219,000 with a 1% credit to Buyer.

**BEFORE PHOTOS**



**AFTER PHOTOS**

