

4230 SW Chesapeak Avenue, Portland, OR 97239

DATE ACQUIRED: 07/25/2012 TURN TIME: 14 DAYS EST. NET PROFIT: \$15,830 EST. ROI: 399.7%

ALL FIGURES ARE ESTIMATES ONLY UNTIL THE CLOSE OF ESCROW

PROPERTY TURN TIMES	
Date Acquired	07/25/12
Occupancy Status	Vacant
Days to Vacate	-
Days to Repair	-
Date on MLS	
Days on Market	
New Escrow Opened	07/27/12
Date Closed	08/08/12
Total Turn	14

PROFIT AND LOSS		EQUITY	
Sales Price	\$ 303,500		
Purchase Price	\$ 282,017		
Acquisition Fees		\$ -	
Repairs/CFK	\$ 175	\$ 175	
Maintenance / Other	\$ 290	\$ 290	
Marketing		\$ -	
Closing Costs	\$ 1,693	\$ -	
Finance Costs	\$ 3,495	\$ 3,495	
Total Costs	\$ 287,670	\$ 3,960	
Estimated Net Profit	\$ 15,830		
Return on Investment			399.7%

DESCRIPTION:

PHOTOS



PHOTOS

