

1276 Seacliff Court #3, Ventura, CA 93003

DATE ACQUIRED: 8/12/2011 TURN TIME: 118 DAYS EST. NET PROFIT: \$12,005 EST. ROI: 8.3%

PROPERTY TURN TIMES

Date Acquired	08/12/11
Occupancy Status	Occupied
Days to Vacate	22
Days to Repair	9
Date on MLS	09/13/11
Days on Market	10
New Escrow Opened	09/23/11
Date Closed	12/08/11
Total Turn	118

PROFIT AND LOSS

Sales Price	\$ 175,000
Purchase Price	\$ 137,000
Seller Credit to Buyer	\$ 5,250
Acquisition Fees	\$ 136
Repairs/CFK	\$ 6,801
Maintenance / Other	\$ 741
Marketing	\$ 7,875
Closing Costs	\$ 5,193
Contingency	\$ -
Total Costs	\$ 162,995
Estimated Net Profit	\$ 12,005
Return on Investment	8.3%

DESCRIPTION: This property was purchased occupied on 8-12-2011. The occupant was very cooperative and left in a rapid fashion with minimal CFK required. We did the following repairs: new carpeting, new interior paint, new canned lighting and new stove installation. Property turn times were slightly longer than normal due to the fact that the property fell out of escrow with the first buyer.

PHOTOS



PHOTOS

