



## Detailed Profit and Loss

12091 West Eagle Ridge Lane, Peoria AZ 85383

### INCOME

SALE PRICE	\$	200,000.00
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### EXPENSES

Trustee Sale Acquisition Cost	\$	151,500.00
Trustee Sale Bid Fee	\$	2,500.00
Rehab/Materials/Utilities/Insurance Cost	\$	10,767.86
Trustee Sale Rehab Management Fee	\$	2,000.00

TOTAL CASH OUT OF POCKET EXPENSE	\$	166,767.86
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Closing Costs/Taxes	\$	2,066.37
Commissions	\$	12,000.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET	\$	180,834.23
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### PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses)	\$	19,165.77
TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price)		9.58%
TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense)		11.49%
ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE		68.95%