



Detailed Profit and Loss

1319 East Flint Street, Chandler AZ 85225

INCOME

SALE PRICE \$ 190,000.00

EXPENSES

Trustee Sale Acquisition Cost \$ 140,000.00

Trustee Sale Bid Fee \$ 2,500.00

Rehab/Materials/Utilities/Insurance Cost \$ 16,300.00

Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 160,800.00

Closing Costs/Taxes \$ 2,694.18

Commissions \$ 11,400.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 174,894.18

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 15,105.82

TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 7.95%

TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 9.39%

ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 56.37%