



Detailed Profit and Loss

13734 West Marshall Avenue, Litchfield Park AZ 85340

INCOME

SALE PRICE \$ 174,900.00

EXPENSES

Trustee Sale Acquisition Cost \$ 130,800.00

Trustee Sale Bid Fee \$ 2,500.00

Rehab/Materials/Utilities/Insurance Cost \$ 11,603.88

Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 146,903.88

Closing Costs/Taxes \$ 8,542.80

Commissions \$ 6,996.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 162,442.68

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 12,457.32

TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 7.12%

TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 8.48%

ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 50.88%