



Detailed Profit and Loss

15271 West Lundberg Street, Surprise AZ 85374

INCOME

SALE PRICE \$ 101,900.00

EXPENSES

Trustee Sale Acquisition Cost \$ 70,700.00

Trustee Sale Bid Fee \$ 2,500.00

Rehab/Materials/Utilities/Insurance Cost \$ 9,856.91

Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 85,056.91

Closing Costs/Taxes \$ 5,417.75

Commissions \$ 4,585.50

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 95,060.16

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 6,839.84

TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 6.71%

TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 8.04%

ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 48.25%