



Detailed Profit and Loss

16078 West Miami Street, Goodyear AZ 85338

INCOME

SALE PRICE \$ 119,900.00

EXPENSES

Trustee Sale Acquisition Cost \$ 89,251.00
Trustee Sale Bid Fee \$ 2,500.00
Rehab/Materials/Utilities/Insurance Cost \$ 9,775.90
Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 103,526.90

Closing Costs/Taxes \$ 3,080.99
Commissions \$ 3,797.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 110,404.89

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 9,495.11
TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 7.92%
TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 9.17%
ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 55.03%