



Detailed Profit and Loss

16173 West Durango Street, Goodyear AZ

INCOME

SALE PRICE	\$	140,900.00
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EXPENSES

Trustee Sale Acquisition Cost	\$	86,100.00
Trustee Sale Bid Fee	\$	2,500.00
Rehab/Materials/Utilities/Insurance Cost	\$	9,733.19
Trustee Sale Rehab Management Fee	\$	2,000.00

TOTAL CASH OUT OF POCKET EXPENSE	\$	100,333.19
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Closing Costs/Taxes	\$	3,035.46
Commissions	\$	8,454.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET	\$	111,822.65
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PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses)	\$	29,077.35
TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price)		20.64%
TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense)		28.98%
ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE		173.88%