



Detailed Profit and Loss

3363 East Elgin Street, Gilbert AZ 85295

INCOME

SALE PRICE \$ 162,000.00

EXPENSES

Trustee Sale Acquisition Cost \$ 136,900.00

Trustee Sale Bid Fee Fee Waived

Rehab/Materials/Utilities/Insurance Cost \$ 8,987.10

Trustee Sale Rehab Management Fee Fee Waived

TOTAL CASH OUT OF POCKET EXPENSE \$ 145,887.10

Closing Costs/Taxes \$ 2,586.55

Commissions \$ 9,720.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 158,193.65

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 3,806.35

TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 2.35%

TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 2.61%

ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 15.65%