



Detailed Profit and Loss

41312 N Prestancia Drive, Anthem AZ

INCOME

SALE PRICE	\$	210,000.00
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EXPENSES

Trustee Sale Acquisition Cost	\$	155,300.00
Trustee Sale Bid Fee	\$	2,500.00
Rehab/Materials/Utilities/Insurance Cost	\$	8,717.22
Trustee Sale Rehab Management Fee	\$	2,000.00

TOTAL CASH OUT OF POCKET EXPENSE	\$	168,517.22
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Closing Costs/Taxes	\$	4,274.85
Commissions	\$	12,600.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET	\$	185,392.07
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PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses)	\$	24,607.93
TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price)		11.72%
TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense)		14.60%
ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE		87.62%