



Detailed Profit and Loss

21926 N. 78th Avenue, Peoria AZ 85382

INCOME

SALE PRICE \$ 158,900.00

EXPENSES

Trustee Sale Acquisition Cost \$ 132,001.00

Trustee Sale Bid Fee Fee Waived

Rehab/Materials/Utilities/Insurance Cost \$ 16,880.73

Trustee Sale Rehab Management Fee Fee Waived

TOTAL CASH OUT OF POCKET EXPENSE \$ 148,881.73

Closing Costs/Taxes \$ 2,672.85

Commissions \$ 4,767.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 156,321.58

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 2,578.42

TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 1.62%

TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 1.73%

ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 10.39%