



Detailed Profit and Loss

10226 East Lakeview Avenue, Mesa AZ 85209

INCOME

SALE PRICE \$ 205,000.00

EXPENSES

Trustee Sale Acquisition Cost \$ 153,100.00
Trustee Sale Bid Fee \$ 2,500.00
Rehab/Materials/Utilities/Insurance Cost \$ 12,177.84
Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 169,777.84

Closing Costs/Taxes \$ 8,820.17
Commissions \$ 11,401.99

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 190,000.00

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 15,000.00
TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 7.32%
TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 8.84%
ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 53.01%