



Detailed Profit and Loss

11051 S. Obispo Drive, Goodyear AZ

INCOME

SALE PRICE \$ 162,000.00

EXPENSES

Trustee Sale Acquisition Cost \$ 118,253.00

Trustee Sale Bid Fee \$ 2,500.00

Rehab/Materials/Utilities/Insurance Cost \$ 6,950.00

Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 129,703.00

Closing Costs/Taxes \$ 6,427.82

Commissions \$ 9,720.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 145,850.82

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 16,149.18

TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 9.97%

TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 12.45%

ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 74.71%