



## Detailed Profit and Loss

12091 West Eagle Ridge Lane, Peoria AZ 85383

### INCOME

SALE PRICE \$ 200,000.00

### EXPENSES

Trustee Sale Acquisition Cost \$ 151,500.00

Trustee Sale Bid Fee \$ 2,500.00

Rehab/Materials/Utilities/Insurance Cost \$ 10,767.86

Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 166,767.86

Closing Costs/Taxes \$ 2,066.37

Commissions \$ 12,000.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 180,834.23

### PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 19,165.77

TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 9.58%

TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 11.49%

ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 68.95%