



Detailed Profit and Loss

12837 West Cherry Hills Drive, El Mirage AZ 85335

INCOME

SALE PRICE	\$	73,000.00
------------	----	-----------

EXPENSES

Trustee Sale Acquisition Cost	\$	50,600.00
Trustee Sale Bid Fee	\$	2,500.00
Rehab/Materials/Utilities/Insurance Cost	\$	9,000.00
Trustee Sale Rehab Management Fee	\$	2,000.00

TOTAL CASH OUT OF POCKET EXPENSE	\$	64,100.00
----------------------------------	----	-----------

Closing Costs/Taxes	\$	2,600.20
Commissions	\$	2,920.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET	\$	69,620.20
---	----	-----------

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses)	\$	3,379.80
TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price)		4.63%
TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense)		5.27%
ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE		31.64%