



## Detailed Profit and Loss

1319 East Flint Street, Chandler AZ 85225

### INCOME

SALE PRICE	\$	190,000.00
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### EXPENSES

Trustee Sale Acquisition Cost	\$	140,000.00
Trustee Sale Bid Fee	\$	2,500.00
Rehab/Materials/Utilities/Insurance Cost	\$	16,300.00
Trustee Sale Rehab Management Fee	\$	2,000.00

TOTAL CASH OUT OF POCKET EXPENSE	\$	160,800.00
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Closing Costs/Taxes	\$	2,694.18
Commissions	\$	11,400.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET	\$	174,894.18
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### PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses)	\$	15,105.82
TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price)		7.95%
TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense)		9.39%
ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE		56.37%