



Detailed Profit and Loss

14571 West Arzon Way, Sun City West AZ 85375

INCOME

SALE PRICE \$ 185,000.00

EXPENSES

Trustee Sale Acquisition Cost \$ 128,000.00
Trustee Sale Bid Fee \$ 2,500.00
Rehab/Materials/Utilities/Insurance Cost \$ 11,642.32
Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 144,142.32

Closing Costs/Taxes \$ 5,792.48
Commissions \$ 11,100.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 161,034.80

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 23,965.20
TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 12.95%
TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 16.63%
ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 99.76%