



Detailed Profit and Loss

15075 West Columbine Drive, Surprise AZ

INCOME

SALE PRICE \$ 159,900.00

EXPENSES

Trustee Sale Acquisition Cost \$ 110,200.00

Trustee Sale Bid Fee \$ 2,500.00

Rehab/Materials/Utilities/Insurance Cost \$ 12,221.01

Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 126,921.01

Closing Costs/Taxes \$ 3,318.55

Commissions \$ 9,594.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 139,833.56

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 20,066.44

TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 12.55%

TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 15.81%

ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 94.86%