



Detailed Profit and Loss

15271 West Lundberg Street, Surprise AZ 85374

INCOME

SALE PRICE	\$	101,900.00
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EXPENSES

Trustee Sale Acquisition Cost	\$	70,700.00
Trustee Sale Bid Fee	\$	2,500.00
Rehab/Materials/Utilities/Insurance Cost	\$	9,856.91
Trustee Sale Rehab Management Fee	\$	2,000.00

TOTAL CASH OUT OF POCKET EXPENSE	\$	85,056.91
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Closing Costs/Taxes	\$	5,417.75
Commissions	\$	4,585.50

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET	\$	95,060.16
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PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses)	\$	6,839.84
TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price)		6.71%
TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense)		8.04%
ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE		48.25%