



Detailed Profit and Loss

16173 West Durango Street, Goodyear AZ

INCOME

SALE PRICE \$ 140,900.00

EXPENSES

Trustee Sale Acquisition Cost \$ 86,100.00

Trustee Sale Bid Fee \$ 2,500.00

Rehab/Materials/Utilities/Insurance Cost \$ 9,733.19

Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 100,333.19

Closing Costs/Taxes \$ 3,035.46

Commissions \$ 8,454.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 111,822.65

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 29,077.35

TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 20.64%

TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 28.98%

ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 173.88%