



Detailed Profit and Loss

3926 East Wyatt Way, Gilbert AZ

INCOME

SALE PRICE	\$	182,500.00
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EXPENSES

Trustee Sale Acquisition Cost	\$	139,300.00
Trustee Sale Bid Fee	\$	2,500.00
Rehab/Materials/Utilities/Insurance Cost	\$	8,597.66
Trustee Sale Rehab Management Fee	\$	2,000.00

TOTAL CASH OUT OF POCKET EXPENSE	\$	152,397.66
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Closing Costs/Taxes	\$	8,399.00
Commissions	\$	10,950.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET	\$	171,746.66
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PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses)	\$	10,753.34
TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price)		5.89%
TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense)		7.06%
ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE		42.34%