



Detailed Profit and Loss

41308 N. Hudson Trail, Anthem AZ

INCOME

SALE PRICE \$ 159,900.00

EXPENSES

Trustee Sale Acquisition Cost \$ 112,600.00

Trustee Sale Bid Fee \$ 2,500.00

Rehab/Materials/Utilities/Insurance Cost \$ 6,162.14

Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 123,262.14

Closing Costs/Taxes \$ 4,878.83

Commissions \$ 9,594.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 137,734.97

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 22,165.03

TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 13.86%

TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 17.98%

ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 107.89%