



Detailed Profit and Loss

14909 West Lamaille Drive, Surprise AZ 85374

INCOME

SALE PRICE	\$	90,000.00
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EXPENSES

Trustee Sale Acquisition Cost	\$	64,000.00
Trustee Sale Bid Fee	\$	2,500.00
Rehab/Materials/Utilities/Insurance Cost	\$	10,310.32
Trustee Sale Rehab Management Fee	\$	2,000.00

TOTAL CASH OUT OF POCKET EXPENSE	\$	78,810.32
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Closing Costs/Taxes	\$	1,933.29
Commissions	\$	2,900.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET	\$	83,643.61
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PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses)	\$	6,356.39
TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price)		7.06%
TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense)		8.07%
ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE		48.39%