

Property Investment Overview (Sample Document)

Prepared by Golden State Income Partners

Sample Deal Packet for Demonstration / Startup Prototype Use

Property Information

Property Address	2432 Exposition Pl, Los Angeles, CA 90018
Property Type	Single Family Residence
Year Built	1924
Bedrooms / Bathrooms	4 Bed / 2 Bath
Square Footage	1,890 sq ft
Lot Size	6,500 sq ft
Market Area	Los Angeles – Exposition Park Area

Acquisition Details

Purchase Price	\$235,000
Estimated Closing Costs	\$8,500
Total Acquisition Cost	\$243,500

Renovation Plan

Estimated Rehab Budget	\$65,000
Primary Improvements	Interior renovation, kitchen upgrade, bathroom remodels, flooring, paint, landscaping
Estimated Renovation Timeline	8–10 weeks

Financial Overview

Purchase Price	\$235,000
Closing Costs	\$8,500

Renovation Budget	\$65,000
Holding Costs	\$12,000
Total Project Cost	\$320,500
Projected After Repair Value (ARV)	\$445,000
Estimated Gross Profit	\$124,500

Disclaimer: This is a fictional sample property investment document created for demonstration and startup presentation purposes only. The numbers and details shown are illustrative examples and are not intended to represent an actual transaction or investment offering.