



3008787 ER **Active** / Multiple Dwellings LP: \$ 108,900

[1306 W TAYLOR ST Phoenix](#) 85007-2525 Bldg#:

Lot #: 21

Lot Size Dim: 0

Area/Grid: 207 / Q34

Hun Block:
1300W

Zoning: M-H

Photos: 2

Juli Feinberg

Directions: 15th Ave & Van Buren N on 15th Ave, E on Taylor Street to property

LENDER OWNEDReduced \$50,000 on 6/19/08!!!Great opportunity at a great price!!!Partially remodeled units**Larger unit is 1730sf and smaller unit is 375sf per Maricopa County tax records**Close to downtown, sports arenas and highways**must have Countrywide LSR call Chris Teel at 480-892-2191 X235**Buyer can go with lender of their choice.**Hurry!!! This wont last long!!**

Property Information

Legal: **UNIVERSITY** Year Blt: **1920**
 Marketing Name: **unknown**
 Add'l Parcels: **N** # Buildings: **3**
 Covered Parking: **0** Uncovered Parking: **0**

Duplex	Cooling-Other (See Remarks)	REO Property	Other Loan-Not Applicable
Fee Simple	City Franchise Water	1st Loan-Treat as Free & Clear	New Fin-CTL
Includes-Land & Building(s)	Sewer-Public	Loan Type 1 - Not Applicable	Reports-None
Frame/Wood Construction	APS	1st Loan Terms-Not Applicable	Environmental-Other
Stucco Finish	SW Gas	2nd Loan-Other (Remarks)	(Remarks)
Comp-Shingle Roof	Other (See Remarks)	2nd Loan Type-Not Applicable	
Floors-Other (Remarks)	Roads-Asphalt/Blacktop	2nd Loan Terms-Not	
No Pool	Owner Pays-Other	Applicable	
Appliances-Other	Lessee Pays-Other	3rd Loan-Other (Remarks)	
(Remarks)	(Remarks)	3rd Loan Type-Not Applicable	
Heating-Other (Remarks)	Financial-Other (Remarks)	3rd Loan Terms-Not	
		Applicable	

Financial Information

Taxes/Year/District: **\$521 / 2007 /** Downpayment / %: **0 / 0**
 Owner Association: **No / \$0 / Annually** PAD Fee: **\$0 / Annually**
 Mo Pymts Inc:
 Electric Exp: **\$ 0** Gas Exp: **\$ 0** Insurance Exp: **\$ 0** Land Lease Exp: **\$ 0**
 Landscaping Exp: **\$ 0** Legal Exp: **\$ 0** Maint Exp: **\$ 0** Mgmnt Exp: **\$ 0**
 Trash Exp: **\$ 0** Water/Sewer Exp: **\$ 0** Replacement Exp: **\$ 0**
 Other Exp: **\$ 0** Annual Operating Exp: **\$ 521**
 Gross Income: **\$ 0** Other Income: **\$ 0** Vacancy Allowance: **0%** Adjusted Gross Income: **\$ 0**
 Rental Income: **\$** Net Operating Income: **\$ 0**
 CAP Rate: **0.00 %** Assessment Balance: **\$ 0** Assess. Yrs Remaining: **0** Monthly Payment: **\$ 0**

Unit Information

Total # Units: **2**
 # Efficiency: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 1 BR Units: **1** Avg Rent: **\$ 0** Avg SF: **375** Baths: **1**
 # 2 BR Units: **1** Avg Rent: **\$ 0** Avg SF: **1,730** Baths: **1**
 # 3 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 4 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 Total # Mobile Hm Spaces:
 # Singlewide: Avg Rent: **\$**
 # Doublewide: Avg Rent: **\$** # Storage Spaces:
 # Overnight: Avg Rent: **\$** # Park Owned Units:
 # RV Spaces: Avg Rent: **\$**
 # Oversize Spaces: Avg Rent: **\$**

School Information

Elem School: **Phoenix Prep Academy** Jr High School: **Phoenix Prep Academy** High School: **Central**
 Elem School District: **1** High School District: **210**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.* Wed, Jun 25, 2008 04:46 PM



2974175 ER **Active** / Multiple Dwellings LP: \$ 109,900

[2014 W MONROE ST Phoenix](#) 85009-3808 Bldg#:

Lot #: 21

Lot Size Dim: 6250

Area/Grid: 207 / Q33

Hun Block:
2000W

Zoning: R3

Photos: 6

Realty Executives

Directions: 20TH AVE & VAN BUREN FROM VAN BUREN, SO ON 20TH AVE TO MONROE, WEST ON MONROE LOCK BOX NOT MLS, SEE REALTOR REMARKS FOR CODE

LENDER OWNED, THIS IS NOT A SHORT SALE, WE GET ANSWERS AND CLOSE ESCROW. THIS IS A FIX UP, SOLD 9/06 FOR \$275,000.. MAY NOT QUALIFY FOR ALL FINANCING, CHECK WITH YOUR LENDER. TWO SEPERATE UNITS CONNECTED BY A 4 CAR CARPORT. FIX-UP FOR INSTANT EQUITY. SOLD AS IS, SELLER'S ADDENDUM FOLLOWS ACCEPTED OFFER. YOU MUST ATTACH A LSR OR PROOF OF CASH. SELLER REQUESTS FIRST AMERICAN TITLE, KATHY SCHMITT. PLEASE WRITE NO SPDS, NO CLUE REPORT ON PAGE 7. LOCK BOX CODE IN REALTOR REMARKS

Property Information

Legal: **CAPITOL** Year Blt: **2006**
 Marketing Name: **CAPITOL BLK 43,44,35-38,2**
 Add'l Parcels: **N** # Buildings: **2**
 Covered Parking: **4** Uncovered Parking: **0**

Duplex	Mini Blinds	Lessee Pays-Other (Remarks)	3rd Loan Terms-Not Applicable
Fee Simple	Appliances-Other (Remarks)	Financial-Unknown	Other Loan-Not Applicable
Includes-Land & Building(s)	Heat Pump	REO Property	New Fin-Conventional
Frame/Wood Construction	Heat Pump	1st Loan-Treat as Free & Clear	Reports-None
Painted Finish	City Franchise Water	Loan Type 1 - Not Applicable	Environmental-None
Stucco Finish	Sewer-Public	1st Loan Terms-Not Applicable	
Comp-Shingle Roof	APS	2nd Loan-Treat as Free & Clear	
Vinyl/Composition Floors	Gas-None	2nd Loan Type-Not Applicable	
No Pool	Carport	2nd Loan Terms-Not Applicable	
Desert Landscaping	Roads-Asphalt/Blacktop	3rd Loan-Treat as Free & Clear	
Fenced	Owner Pays-None	3rd Loan Type-Not Applicable	

Financial Information

Taxes/Year/District: **\$298 / 2007 / 0** Downpayment / %: **0 / 0**
 Owner Association: **No / \$0 / Annually** PAD Fee: **\$0 / Annually**
 Mo Pymts Inc:
 Electric Exp: **\$ 0** Gas Exp: **\$ 0** Insurance Exp: **\$ 0** Land Lease Exp: **\$ 0**
 Landscaping Exp: **\$ 0** Legal Exp: **\$ 0** Maint Exp: **\$ 0** Mgmt Exp: **\$ 0**
 Trash Exp: **\$ 0** Water/Sewer Exp: **\$ 0** Replacement Exp: **\$ 0**
 Other Exp: **\$ 0** Annual Operating Exp: **\$ 298**
 Gross Income: **\$ 0** Other Income: **\$ 0** Vacancy Allowance: **0%** Adjusted Gross Income: **\$ 0**
 Rental Income: **\$ 0** Net Operating Income: **\$ 0**
 CAP Rate: **0.00 %** Assessment Balance: **\$ 0** Assess. Yrs Remaining: **0** Monthly Payment: **\$ 0**

Unit Information

Total # Units: **2**

# Efficiency: 0	Avg Rent: \$ 0	Avg SF: 0	Baths: 0
# 1 BR Units: 0	Avg Rent: \$ 0	Avg SF: 0	Baths: 0
# 2 BR Units: 0	Avg Rent: \$ 0	Avg SF: 1,200	Baths: 0
# 3 BR Units: 0	Avg Rent: \$ 0	Avg SF: 0	Baths: 0
# 4 BR Units: 0	Avg Rent: \$ 0	Avg SF: 0	Baths: 2

Total # Mobile Hm Spaces:
 # Singlewide: Avg Rent: **\$**
 # Doublewide: Avg Rent: **\$** # Storage Spaces:
 # Overnight: Avg Rent: **\$** # Park Owned Units:
 # RV Spaces: Avg Rent: **\$**
 # Oversize Spaces: Avg Rent: **\$**

School Information

Elem School: **Hamilton** Jr High School: **Hamilton** High School: **Camelback**
 Elem School District: **21** High School District: **210**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

Wed, Jun 25, 2008 04:46 PM



2981522 ER **Active** / Multiple Dwellings LP: \$ 114,900

2037 N Richland ST Phoenix 85006-2118 Bldg#:

Lot #: 6

Lot Size Dim: 6700

Area/Grid: 206 / P34

Hun Block:
1900W

Zoning: RES

Photos: 6

R.O.I. Properties

Directions: 7th St. and McDowell N.to Palm, W. to Richland, N. to Home

BONUS! 3% TOWARDS BUYER'S CLOSING COSTS AND 6 MONTHS PREPAID HOA DUES GOOD THRU 6/30/08!! Lender owned home with guest casita in Coronado Historic Distric. This home is waiting to be restored to its status as a historic delight. Main house just under 1000 sq ft. Guest casita with 1 bd/1bth, kitchen and main room. Unbeatable and hip downtown location! Sold 'As Is' and 'Where Is' with no Seller representations or warranties expressed or implied.

Property Information

Legal: **Los Olivos Hts** Year Blt: **1930**
 Marketing Name: **Unknown**
 Add'l Parcels: **N** # Buildings: **2**
 Covered Parking: **1** Uncovered Parking: **0**

Other Building (Remarks)	Refrigerator	Financial-Other (Remarks)	3rd Loan Terms-Not Applicable
Fee Simple	Electric Heating	REO Property	Other Loan-Not Applicable
Includes-Land & Building(s)	Electric Refrigerated	Lender/Corp Approval Required	New Fin-Conventional
Block Construction	City Franchise Water	1st Loan-Treat as Free & Clear	Reports-None
Frame/Wood Construction	Sewer-Public	Loan Type 1 - Not Applicable	Environmental-None
Painted Finish	APS	1st Loan Terms-Not Applicable	
Comp-Shingle Roof	Gas-None	2nd Loan-Other (Remarks)	
Rolled Roof	Garage	2nd Loan Type-Not Applicable	
Ceramic Tile Floors	Roads-Asphalt/Blacktop	2nd Loan Terms-Not Applicable	
No Pool	Owner Pays-None	3rd Loan-Other (Remarks)	
BI Oven/Range	Lessee Pays-None	3rd Loan Type-Not Applicable	

Financial Information

Taxes/Year/District: **\$1341 / 2007 /** Downpayment / %: **0 / 0**
 Owner Association: **No / \$0 / Annually** PAD Fee: **\$0 / Annually**
 Mo Pymts Inc:
 Electric Exp: **\$ 0** Gas Exp: **\$ 0** Insurance Exp: **\$ 0** Land Lease Exp: **\$ 0**
 Landscaping Exp: **\$ 0** Legal Exp: **\$ 0** Maint Exp: **\$ 0** Mgmnt Exp: **\$ 0**
 Trash Exp: **\$ 0** Water/Sewer Exp: **\$ 0** Replacement Exp: **\$ 0**
 Other Exp: **\$ 0** Annual Operating Exp: **\$ 1,341**
 Gross Income: **\$ 0** Other Income: **\$ 0** Vacancy Allowance: **0%** Adjusted Gross Income: **\$ 0**
 Rental Income: **\$** Net Operating Income: **\$ 0**
 CAP Rate: **0.00 %** Assessment Balance: **\$ 0** Assess. Yrs Remaining: **0** Monthly Payment: **\$ 0**

Unit Information

Total # Units: **2**
 # Efficiency: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 1 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 2 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 3 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 4 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 Total # Mobile Hm Spaces:
 # Singlewide: Avg Rent: **\$**
 # Doublewide: Avg Rent: **\$** # Storage Spaces:
 # Overnight: Avg Rent: **\$** # Park Owned Units:
 # RV Spaces: Avg Rent: **\$**
 # Oversize Spaces: Avg Rent: **\$**

School Information

Elem School: **Emerson** Jr High School: **Phoenix Prep Academy** High School: **North**
 Elem School District: **1** High School District: **210**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.* Wed, Jun 25, 2008 04:46 PM



2983226 ER **Active** / Multiple Dwellings LP: \$ 124,900

8210 W MYSTERY DR Arizona City 85223- Bldg#:

Lot #: **23**

Lot Size Dim: **9600**

Area/Grid: **610 / Z43**

Hun Block:
16070S

Zoning: **RES**

Photos: **6**

Gila Partners

Directions: MILLIGAN/CHERRY HILLS I10 EXIT 200 SUNLAND GIN, SOUTH TO MILLIGAN, EAST TO CHERRY HILLS, NORTH TO MYSTERY EAST TO PROPERTY ON CORNER OF CURVE

BANK OWNED! 3 BEDROOM AND 2 BATHS WITH 1 CAR GARAGE AND FENCED YARD. NEEDS REPAIRS, BUT IS ELIGIBLE FOR EXPRESSPATH FINANCING. CONTACT LISTING AGENT FOR MORE INFORMATION. HAS NICE CORNER LOT WITH MOST APPLIANCES. CHECK IT OUT AND MAKE A OFFER!

Property Information

Legal: **ARIZONA CITY#6**

Year Blt: **2003**

Marketing Name: **UNKNOWN**

Add'l Parcels: **N**

Buildings: **1**

Covered Parking: **2**

Uncovered Parking: **4**

Duplex	F/S Oven/Range	Roads-Asphalt/Blacktop	3rd Loan-Treat as Free & Clear
Fee Simple	Refrigerator	Owner Pays-Sewer	3rd Loan Type-Not Applicable
Includes-Land & Building(s)	Dishwasher	Lessee Pays-Electric	3rd Loan Terms-Not Applicable
Frame/Wood Construction	Disposal	Lessee Pays-Water	Other Loan-Not Applicable
Stucco Finish	Electric Heating	Lessee Pays-Trash	New Fin-Other (Remarks)
Comp-Shingle Roof	Central A/C	Financial-Unknown	Reports-None
Vinyl/Composition Floors	Private Franchise	REO Property	Environmental-None
Ceramic Tile Floors	Sewer-Public	1st Loan-Treat as Free & Clear	
Carpet Floors	APS	Loan Type 1 - Not Applicable	
No Pool	Gas-None	1st Loan Terms-Not Applicable	
Partially Fenced	Garage	2nd Loan-Treat as Free & Clear	
RV/Boat Parking	Attached	2nd Loan Type-Not Applicable	
Satellite Dish	RV/Boat Parking	2nd Loan Terms-Not Applicable	

Financial Information

Taxes/Year/District: **\$1942 / 2007 /**

Downpayment / %: **0 / 0**

Owner Association: **No / \$0 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 480**

Replacement Exp: **\$ 0**

Other Exp: **\$ 0**

Annual Operating Exp: **\$ 2,422**

Gross Income: **\$ 0**

Other Income: **\$ 0**

Vacancy Allowance: **0%**

Adjusted Gross Income: **\$ 0**

Rental Income: **\$**

Net Operating Income: **\$ 0**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **2**

Efficiency: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

1 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

2 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

3 BR Units: **2**

Avg Rent: **\$ 550**

Avg SF: **960**

Baths: **2**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: **\$**

Doublewide:

Avg Rent: **\$**

Storage Spaces:

Overnight:

Avg Rent: **\$**

Park Owned Units:

RV Spaces:

Avg Rent: **\$**

Oversize Spaces:

Avg Rent: **\$**

School Information

Elem School: **Toltec**

Jr High School: **Toltec**

High School: **Casa Grande**

Elem School District: **22**

High School District: **82**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

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2991915 ER **Active** / Multiple Dwellings LP: \$ 129,900

[1701 W VOGEL AVE Phoenix](#) 85021-2016 Bldg#:

Lot #: 12

Lot Size Dim: 6545

Area/Grid: 204 / M34

Zoning: M-H

Hun Block:
9600N

Photos: 6

American Scene Real Estate

Directions: 19TH AVENUE AND DUNLAP HEAD NORTH ON 19TH AVENUE, TURN EAST ON VOGEL AVENUE. PROPERTY ON SOUTHWEST CORNER OF 17TH AVENUE AND VOGEL AVENUE

Four-plex, units have 1 bed, 1 bath, 1 covered parking spot. Bank owned, sold in current condition. No repairs, warranties, disclosures, inspection reports provided by Seller. Buyer responsible to verify/investigate all. Proof of funds or LSR must accompany offer. Special addendum to be part of final contract. Seller reserves the right to negotiate offers in any order regardless of date/time submitted. 48-72 hours for response from Seller. Escrow open at Great American Title.

Property Information

Legal: **IDLE EASE** Year Blt: 1964
 Marketing Name: **FOURPLEX**
 Add'l Parcels: **N** # Buildings: 1
 Covered Parking: 4 Uncovered Parking: 0

Four-Plex	Unfurnished	Street Parking	2nd Loan Terms-Not Applicable
Fee Simple	F/S Oven/Range	1 Space/Unit	3rd Loan-Treat as Free & Clear
Includes-Land & Building(s)	Refrigerator	Paved	3rd Loan Type-Not Applicable
Block Construction	Gas Heat	Roads-Asphalt/Blacktop	3rd Loan Terms-Not Applicable
Painted Finish	Electric Refrigerated	Owner Pays-Other	Other Loan-Not Applicable
Comp-Shingle Roof	Individual Cooling	Lessee Pays-Other (Remarks)	New Fin-Conventional
Vinyl/Composition Floors	City Franchise Water	Financial-Unknown	Reports-None
Ceramic Tile Floors	Sewer-Public	REO Property	Environmental-None
Carpet Floors	APS	1st Loan-Treat as Free & Clear	
No Pool	Electric-Individual Meter	Loan Type 1 - Not Applicable	
Desert Landscaping	SW Gas	1st Loan Terms-Not Applicable	
Cable TV Available	Carport	2nd Loan-Treat as Free & Clear	
Separate Storage	Free Parking	2nd Loan Type-Not Applicable	

Financial Information

Taxes/Year/District: \$1643 / 2007 / Downpayment / %: 0 / 0
 Owner Association: No / \$0 / Annually PAD Fee: \$0 / Annually
 Mo Pymts Inc:
 Electric Exp: \$ 0 Gas Exp: \$ 0 Insurance Exp: \$ 0 Land Lease Exp: \$ 0
 Landscaping Exp: \$ 0 Legal Exp: \$ 0 Maint Exp: \$ 0 Mgmnt Exp: \$ 0
 Trash Exp: \$ 0 Water/Sewer Exp: \$ 0 Replacement Exp: \$ 0
 Other Exp: \$ 0 Annual Operating Exp: \$ 1,643
 Gross Income: \$ 0 Other Income: \$ 0 Vacancy Allowance: 0% Adjusted Gross Income: \$ 0
 Rental Income: \$ Net Operating Income: \$ 0
 CAP Rate: 0.00 % Assessment Balance: \$ 0 Assess. Yrs Remaining: 0 Monthly Payment: \$ 0

Unit Information

Total # Units: 4
 # Efficiency: 0 Avg Rent: \$ 0 Avg SF: 0 Baths: 0
 # 1 BR Units: 4 Avg Rent: \$ 0 Avg SF: 525 Baths: 4
 # 2 BR Units: 0 Avg Rent: \$ 0 Avg SF: 0 Baths: 0
 # 3 BR Units: 0 Avg Rent: \$ 0 Avg SF: 0 Baths: 0
 # 4 BR Units: 0 Avg Rent: \$ 0 Avg SF: 0 Baths: 0
 Total # Mobile Hm Spaces:
 # Singlewide: Avg Rent: \$
 # Doublewide: Avg Rent: \$ # Storage Spaces:
 # Overnight: Avg Rent: \$ # Park Owned Units:
 # RV Spaces: Avg Rent: \$
 # Oversize Spaces: Avg Rent: \$

School Information

Elem School: **Washington** Jr High School: **Washington** High School: **Glendale High**
 Elem School District: 6 High School District: 205

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

Wed, Jun 25, 2008 04:46 PM



2940491 ER **Active** / Multiple Dwellings LP: \$ 149,900

[2225 S Apache DR Apache Junction 85220-](#) Bldg#:

Lot #: 304

Lot Size Dim: **UNKNOWN**

Area/Grid: 517 / R44

Hun Block:
2000S

Zoning: **RES**

Photos: 6

Century 21 Arizona Foothills

Directions: SOUTHERN AVENUE/IDAHO ROAD NORTH ON 22ND AVENUE* WEST TO APACHE DRIVE* PROPERTY IS ON THE SOUTH EAST CORNER OF 22ND & APACHE ***

GREAT INVESTMENT OPPORTUNITY FOR THE UP AND COMING OR THE SEASONED INVESTOR LOOKING FOR SOME QUICK CASH. EACH UNIT HAS 2 BEDROOMS. 2 BATHS, 1 CAR GARAGE. EACH HAS A COVERED PORCH ENTRANCE , OPEN LIVING AND DINING AREA, VAULTED CEILINGS, OPEN KITCHEN. PROPERTY IS SOLD AS-IS. CHECK MARKET RENTS IN AREA. DO THE REPAIRS AND PUT IN THE TENTANTS AND YOU COULD HAVE A REAL GOLDMINE HERE. GREAT OPPORTUNITY OR THE RIGHT INVESTOR. YOUR CLIENTS WILL THANK YOU FOR YEARS TO COME.

Property Information

Legal: **SUPERSTITION VILLA**

Year Blt: **2003**

Marketing Name: **SUPERSTITION VILLAS**

Add'l Parcels: **N**

Buildings: **1**

Covered Parking: **2**

Uncovered Parking: **0**

Duplex
Fee Simple
Includes-Land & Building(s)
Frame/Wood Construction
Painted Finish
Stucco Finish
All Tile Roof
Ceramic Tile Floors
Carpet Floors
Other (see remarks)
Exterior Features-Other
(Remarks)
BI Oven/Range

Dishwasher
W/D Hookup
Appliances-Other
(Remarks)
Electric Heating
Electric Refrigerated
City Franchise Water
Sewer-Public
SRP
Gas-None
Garage
Roads-Asphalt/Blacktop
Owner Pays-Other

Lessee Pays-Other (Remarks)
Financial-Other (Remarks)
REO Property
1st Loan-Treat as Free & Clear
Loan Type 1 - Not Applicable
1st Loan Terms-Not Applicable
2nd Loan-Other (Remarks)
2nd Loan Type-Not Applicable
2nd Loan Terms-Not Applicable
3rd Loan-Other (Remarks)
3rd Loan Type-Not Applicable
3rd Loan Terms-Not Applicable

Other Loan-Other (Remarks)
New Fin-VA
New Fin-FHA
New Fin-Conventional
Reports-None
Environmental-None

Financial Information

Taxes/Year/District: **\$0 / 2006 /**

Downpayment / %: **0 / 0**

Owner Association: **No / \$0 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Other Exp: **\$ 0**

Annual Operating Exp: **\$ 0**

Gross Income: **\$ 0**

Other Income: **\$ 0**

Vacancy Allowance: **0%**

Adjusted Gross Income: **\$ 0**

Rental Income: **\$**

Net Operating Income: **\$ 0**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **2**

Efficiency: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

1 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

2 BR Units: **2**

Avg Rent: **\$ 0**

Avg SF: **1,224**

Baths: **2**

3 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: **\$**

Doublewide:

Avg Rent: **\$**

Storage Spaces:

Overnight:

Avg Rent: **\$**

Park Owned Units:

RV Spaces:

Avg Rent: **\$**

Oversize Spaces:

Avg Rent: **\$**



2960466 ER **Active** / Multiple Dwellings LP: \$ 149,900

[3643 W Glenn DR Phoenix](#) 85051-

Bldg#:

Lot #: 42

Lot Size Dim: 6812 sqft

Area/Grid: 205 / N33

Hun Block:
7250N

Zoning: M-M

Photos: 6

Century 21 Metro Alliance

Directions: 37th Ave & Glendale North on 37th Ave to Glenn, East to property

Wow - Lender owned - Duplex - Side 1 has 2 bedroom, 2 bath, 2 car garage with laundry hook up! Side 2 has 1 bedroom, 1 bath, 1 car carport. Both units have ceramic tile floors - great layout - convenient location - wonderful rentals. What an investment!!

Property Information

Legal: Lot 42, Gold Crest

Year Blt: 1965

Marketing Name: Duplex

Add'l Parcels: N

Buildings: 1

Covered Parking: 3

Uncovered Parking: 0

Duplex	W/D Hookup	Lessee Pays-Electric	3rd Loan Type-Not Applicable
Fee Simple	Gas Heat	Lessee Pays-Water	3rd Loan Terms-Not Applicable
Includes-Land & Building(s)	Individual Heating	Lessee Pays-Sewer	Other Loan-Not Applicable
Block Construction	Central A/C	Lessee Pays-Trash	New Fin-VA
Painted Finish	City Franchise Water	Lessee Pays-Cable TV	New Fin-FHA
Built-Up Roof	Sewer-Public	Financial-Unknown	New Fin-Conventional
Ceramic Tile Floors	SRP	REO Property	Reports-None
No Pool	SW Gas	1st Loan-Treat as Free & Clear	Environmental-None
Fenced	Garage	Loan Type 1 - Not Applicable	
Cable TV Available	Carport	1st Loan Terms-Not Applicable	
Patio/Balcony	More Than 1 Space/Unit	2nd Loan-Treat as Free & Clear	
Mini Blinds	Roads-Asphalt/Blacktop	2nd Loan Type-Not Applicable	
BI Oven/Range	Owner Pays-None	2nd Loan Terms-Not Applicable	
Refrigerator	Lessee Pays-Gas	3rd Loan-Treat as Free & Clear	

Financial Information

Taxes/Year/District: \$1418 / 2007 /

Downpayment / %: 0 / 0

Owner Association: No / \$0 / Annually

PAD Fee: \$0 / Annually

Mo Pymts Inc:

Electric Exp: \$ 0

Gas Exp: \$ 0

Insurance Exp: \$ 0

Land Lease Exp: \$ 0

Landscaping Exp: \$ 0

Legal Exp: \$ 0

Maint Exp: \$ 0

Mgmt Exp: \$ 0

Trash Exp: \$ 0

Water/Sewer Exp: \$ 0

Replacement Exp: \$ 0

Annual Operating Exp: \$ 1,418

Other Exp: \$ 0

Other Income: \$ 0

Vacancy Allowance: 0%

Adjusted Gross Income: \$ 0

Gross Income: \$ 0

Rental Income: \$

Net Operating Income: \$ 0

CAP Rate: 0.00 %

Assessment Balance: \$ 0

Assess. Yrs Remaining: 0

Monthly Payment: \$ 0

Unit Information

Total # Units: 2

Efficiency: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

1 BR Units: 1

Avg Rent: \$ 0

Avg SF: 700

Baths: 1

2 BR Units: 1

Avg Rent: \$ 0

Avg SF: 1,246

Baths: 2

3 BR Units: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

4 BR Units: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: \$

Doublewide:

Avg Rent: \$

Storage Spaces:

Overnight:

Avg Rent: \$

Park Owned Units:

RV Spaces:

Avg Rent: \$

Oversize Spaces:

Avg Rent: \$

School Information

Elem School: Palo Verde

Jr High School: Roadrunner

High School: Washington

Elem School District: 6

High School District: 205

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

Wed, Jun 25, 2008 04:46 PM



3005156 ER **Active** / Multiple Dwellings LP: \$ 159,900

[2031 E LEMON ST Tempe](#) 85281-4835 Bldg#:

Lot #: 9

Lot Size Dim: 7900

Area/Grid: 503 / R37

Hun Block:
1200S

Zoning: Multi

Photos: 6

John Hall & Associates

Directions: Apache / Price (Loop 101) W to River N to Lemon St. W to 2031 E Lemon St. Lender owned - REO sale. Priced low to sell now.

Tempe Duplex, Just N of the new/upcoming light rail transit line, and S of the New Tempe Market place. Close to ASU and Loop 101. Each unit has 2 bedrooms 1 bath, 1 car garage, private fenced rear yards. Property to be sold 'As-Is'. No SPDS or CLUE report (please waive in contract on page 7).

Property Information

Legal: ZELLA VISTA LOT 9 W 79' EX S 200'

Year Blt: 1959

Marketing Name: Zella Vista

Add'l Parcels: N

Buildings: 1

Covered Parking: 2

Uncovered Parking: 0

Duplex	Central A/C	REO Property	Other Loan-Not Applicable
Fee Simple	City Franchise Water	1st Loan-Treat as Free & Clear	New Fin-FHA
Includes-Land & Building(s)	Sewer-Public	Loan Type 1 - Not Applicable	New Fin-Conventional
Block Construction	SRP	1st Loan Terms-Not Applicable	Reports-None
Painted Finish	SW Gas	2nd Loan-Treat as Free & Clear	Environmental-None
Comp-Shingle Roof	Garage	2nd Loan Type-Not Applicable	
Concrete Floors	Roads-Asphalt/Blacktop	2nd Loan Terms-Not Applicable	
No Pool	Owner Pays-None	3rd Loan-Treat as Free & Clear	
No Appliances	Lessee Pays-Other (Remarks)	3rd Loan Type-Not Applicable	
Electric Heating	Financial-Unknown	3rd Loan Terms-Not Applicable	

Financial Information

Taxes/Year/District: \$1402 / 2007 /

Downpayment / %: 0 / 0

Owner Association: No / \$0 / Annually

PAD Fee: \$0 / Annually

Mo Pymts Inc:

Electric Exp: \$ 0

Gas Exp: \$ 0

Insurance Exp: \$ 0

Land Lease Exp: \$ 0

Landscaping Exp: \$ 0

Legal Exp: \$ 0

Maint Exp: \$ 0

Mgmt Exp: \$ 0

Trash Exp: \$ 0

Water/Sewer Exp: \$ 0

Replacement Exp: \$ 0

Annual Operating Exp: \$ 1,402

Other Exp: \$ 0

Other Income: \$ 0

Vacancy Allowance: 0%

Adjusted Gross Income: \$ 0

Gross Income: \$ 0

Rental Income: \$

Net Operating Income: \$ 0

CAP Rate: 0.00 %

Assessment Balance: \$ 0

Assess. Yrs Remaining: 0

Monthly Payment: \$ 0

Unit Information

Total # Units: 2

Efficiency: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

1 BR Units: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

2 BR Units: 2

Avg Rent: \$ 0

Avg SF: 823

Baths: 1

3 BR Units: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

4 BR Units: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: \$

Doublewide:

Avg Rent: \$

Storage Spaces:

Overnight:

Avg Rent: \$

Park Owned Units:

RV Spaces:

Avg Rent: \$

Oversize Spaces:

Avg Rent: \$

School Information

Elem School: Laird

Jr High School: Mckemy

High School: Mcclintock

Elem School District: 3

High School District: 213

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

Wed, Jun 25, 2008 04:46 PM



2926419 ER **Active** / Multiple Dwellings LP: \$ 164,900

815 E TURNEY ST Phoenix 85014-

Bldg#:

Lot #: **38**

Lot Size Dim: **85 X 218**

Area/Grid: **206 / P34**

Hun Block:
800W

Zoning: **0**

Photos: **1**

Realty Executives

Directions: 7TH ST & INDIAN SCHOOL NORTH ON 7TH ST LOCK BOX NOT MLS, SEE REALTOR REMARKS FOR CODE.. ONE KEY FITS ALL 4 UNITS.

LENDER OWNED FOUR PLEX, THIS IS NOT A SHORT SALE. WE GET ANSWERS, CLOSE ESCROWS. SELLER HAS NO INFORMATION ON RENT ETC., ALL UNITS NOW VACANT. BUYER TO VERIFY ALL ITEMS OF MATERIAL IMPORTANCE. BUYER MAY TURN GAS ON FOR INSPECTIONS. SOLD 9/05 FOR \$267,000..SOLD AS IS, SELLER'S ADDENDUM FOLLOWS ACCEPTED OFFER. YOU MUST, MUST, MUST ATTACH A LSR OR PROOF OF CASH + A COPY OF EARNEST MONEY. NO SPDS, NO CLUE. SEE REALTOR REMARKS FOR LOCK BOX CODE.

Property Information

Legal: **CAROLYN PLACE LOT 10-45**

Year Blt: **1946**

Marketing Name: **CAROLYN PLACE**

Add'l Parcels: **N**

Buildings: **0**

Covered Parking: **0**

Uncovered Parking: **0**

Four-Plex	Heating-Other (Remarks)	Financial-Unknown	3rd Loan Terms-Not
Fee Simple	Electric Refrigerated	REO Property	Applicable
Includes-Land & Building(s)	City Franchise Water	1st Loan-Treat as Free & Clear	Other Loan-Not Applicable
Block Construction	Sewer-Public	Loan Type 1 - Not Applicable	New Fin-Conventional
Painted Finish	APS	1st Loan Terms-Not Applicable	Reports-None
Built-Up Roof	SW Gas	2nd Loan-Treat as Free & Clear	Environmental-None
Floors-Other (Remarks)	Other (See Remarks)	2nd Loan Type-Not Applicable	
No Pool	Roads-Asphalt/Blacktop	2nd Loan Terms-Not	
Unfurnished	Owner Pays-Other	Applicable	
Appliances-Other	Lessee Pays-Other	3rd Loan-Treat as Free & Clear	
(Remarks)	(Remarks)	3rd Loan Type-Not Applicable	

Financial Information

Taxes/Year/District: **\$1451 / 2007 /**

Downpayment / %: **0 / 0**

Owner Association: **No / \$0 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Annual Operating Exp: **\$ 1,451**

Gross Income: **\$ 0**

Other Income: **\$ 0**

Vacancy Allowance: **0%**

Adjusted Gross Income: **\$ 0**

Rental Income: **\$**

Net Operating Income: **\$ 0**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **4**

Efficiency: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

1 BR Units: **4**

Avg Rent: **\$ 0**

Avg SF: **550**

Baths: **0**

2 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

3 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: **\$**

Doublewide:

Avg Rent: **\$**

Storage Spaces:

Overnight:

Avg Rent: **\$**

Park Owned Units:

RV Spaces:

Avg Rent: **\$**

Oversize Spaces:

Avg Rent: **\$**

School Information

Elem School:

Jr High School:

High School:

Elem School District: **8**

High School District: **210**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

Wed, Jun 25, 2008 04:46 PM



3000249 ER **Active** / Multiple Dwellings LP: \$ 168,850

1133 E FAIRMOUNT AVE Phoenix 85014-4809 Bldg#:

Lot #: 13

Lot Size Dim: **6592**

Area/Grid: **206 / P34**

Zoning: **unk**

Hun Block:
4000N

Photos: **6**

Realty SOLUTIONS, Inc.

Directions: 12th Street and Indian School South to Fairmount- on corner

Lender owned duplex on corner lot offered AS IS. Seller has no history on property, no lead paint, disclosures or insurance reports and no verification of rents, deposits, expenses. Information is believed correct but not guaranteed. Buyer to research, inspect and satisfy any/all concerns.

Property Information

Legal: **IDYLWILDE PARK LOT 13 & 1/42 INT IN LOT 43 & S20'** Year Blt: **1953**
 Marketing Name: **Duplex**
 Add'l Parcels: **N** # Buildings: **1**
 Covered Parking: **0** Uncovered Parking: **2**

Duplex	Cooling-Other (See Remarks)	Exclusion(s)	Other Loan-Not Applicable
Fee Simple	City Franchise Water	REO Property	New Fin-Other (Remarks)
Includes-Land & Building(s)	Sewer-Other (Remarks)	1st Loan-Treat as Free & Clear	Reports-None
Construction-Other (Remarks)	APS	Loan Type 1 - Not Applicable	Environmental-None
Painted Finish	SW Gas	1st Loan Terms-Not Applicable	
Comp-Shingle Roof	Other (See Remarks)	2nd Loan-Treat as Free & Clear	
Floors-Other (Remarks)	Roads-Alley	2nd Loan Type-Not Applicable	
No Pool	Owner Pays-Water	2nd Loan Terms-Not Applicable	
Unfurnished	Lessee Pays-Gas	3rd Loan-Treat as Free & Clear	
Appliances-Other (Remarks)	Lessee Pays-Electric	3rd Loan Type-Not Applicable	
Heating-Other (Remarks)	Financial-Other (Remarks)	3rd Loan Terms-Not Applicable	

Financial Information

Taxes/Year/District: **\$1310 / 2007 /** Downpayment / %: **0 / 0**
 Owner Association: **No / \$0 / Annually** PAD Fee: **\$0 / Annually**
 Mo Pymts Inc:
 Electric Exp: **\$ 0** Gas Exp: **\$ 0** Insurance Exp: **\$ 0** Land Lease Exp: **\$ 0**
 Landscaping Exp: **\$ 0** Legal Exp: **\$ 0** Maint Exp: **\$ 0** Mgmt Exp: **\$ 0**
 Trash Exp: **\$ 0** Water/Sewer Exp: **\$ 0** Replacement Exp: **\$ 0**
 Other Exp: **\$ 0** Annual Operating Exp: **\$ 1,310**
 Gross Income: **\$ 0** Other Income: **\$ 0** Vacancy Allowance: **0%** Adjusted Gross Income: **\$ 0**
 Rental Income: **\$ 0** Net Operating Income: **\$ 0**
 CAP Rate: **0.00 %** Assessment Balance: **\$ 0** Assess. Yrs Remaining: **0** Monthly Payment: **\$ 0**

Unit Information

Total # Units: **2**
 # Efficiency: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 1 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 2 BR Units: **2** Avg Rent: **\$ 0** Avg SF: **0** Baths: **1**
 # 3 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 4 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 Total # Mobile Hm Spaces: **0**
 # Singlewide: **0** Avg Rent: **\$ 0**
 # Doublewide: **0** Avg Rent: **\$ 0** # Storage Spaces: **0**
 # Overnight: **0** Avg Rent: **\$ 0** # Park Owned Units: **0**
 # RV Spaces: **0** Avg Rent: **\$ 0**
 # Oversize Spaces: **0** Avg Rent: **\$ 0**

School Information

Elem School: **Other** Jr High School: **Other** High School: **Other**
 Elem School District: **8** High School District: **210**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.* Wed, Jun 25, 2008 04:46 PM



2970186 ER **Active** / Multiple Dwellings LP: \$ 174,900

[1802 W Sherman ST Phoenix](#) 85007-3308 Bldg#:

Lot #: 155

Lot Size Dim: 6769

Area/Grid: 207 / Q34

Hun Block:
800W

Zoning: C-3

Photos: 4

R.O.I. Properties

Directions: 19th Ave & Van Buren South on 19th to Sherman, East to property.

Terrific investment property!!!! 2 Units, Each unit: F/S oven/range, dishwasher, disposal, w/d hook-up, mini blinds. Sold 'as is' and 'where is' with no seller representations or warranties expressed or implied.

Property Information

Legal: **Wise Add Lot 155 EX N 4F & EX 12F CUR 1N SE COR** Year Blt: 2006

Marketing Name: **Wise Add Lot 155**

Add'l Parcels: **N** # Buildings: 2

Covered Parking: 2 Uncovered Parking: 0

Duplex	Fire/Smoke Alarm(s)	Gas-None	2nd Loan Terms-Not Applicable
Project Type-Other (Remarks)	Mini Blinds	Carport	3rd Loan-Treat as Free & Clear
Fee Simple	F/S Oven/Range	More Than 1 Space/Unit	3rd Loan Type-Not Applicable
Includes-Land & Building(s)	Refrigerator	Roads-Asphalt/Blacktop	3rd Loan Terms-Not Applicable
Frame/Wood Construction	Dishwasher	Owner Pays-None	Other Loan-Not Applicable
Painted Finish	Disposal	Lessee Pays-Other (Remarks)	New Fin-Conventional
Stucco Finish	W/D Hookup	Financial-Unknown	Reports-None
Comp-Shingle Roof	Electric Heating	REO Property	Environmental-None
Vinyl/Composition Floors	Heat Pump	Lender/Corp Approval Required	
Carpet Floors	Electric Refrigerated	1st Loan-Treat as Free & Clear	
No Pool	Heat Pump	Loan Type 1 - Not Applicable	
Desert Landscaping	City Franchise Water	1st Loan Terms-Not Applicable	
Fenced	Sewer-Public	2nd Loan-Treat as Free & Clear	
Unfurnished	APS	2nd Loan Type-Not Applicable	

Financial Information

Taxes/Year/District: \$1811 / 2007 /

Downpayment / %: 0 / 0

Owner Association: **No / \$0 / Annually**

PAD Fee: \$0 / Annually

Mo Pymts Inc:

Electric Exp: \$ 0

Gas Exp: \$ 0

Insurance Exp: \$ 0

Land Lease Exp: \$ 0

Landscaping Exp: \$ 0

Legal Exp: \$ 0

Maint Exp: \$ 0

Mgmnt Exp: \$ 0

Trash Exp: \$ 0

Water/Sewer Exp: \$ 0

Replacement Exp: \$ 0

Other Exp: \$ 0

Annual Operating Exp: \$ 1,811

Gross Income: \$ 0

Other Income: \$ 0

Vacancy Allowance: 0%

Adjusted Gross Income: \$ 0

Rental Income: \$ 0

Net Operating Income: \$ 0

CAP Rate: 0.00 %

Assessment Balance: \$ 0

Assess. Yrs Remaining: 0

Monthly Payment: \$ 0

Unit Information

Total # Units: 2

Efficiency: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

1 BR Units: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

2 BR Units: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

3 BR Units: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

4 BR Units: 2

Avg Rent: \$ 0

Avg SF: 1,200

Baths: 2

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: \$

Doublewide:

Avg Rent: \$

Storage Spaces:

Overnight:

Avg Rent: \$

Park Owned Units:

RV Spaces:

Avg Rent: \$

Oversize Spaces:

Avg Rent: \$

School Information

Elem School: **Emerson**

Jr High School: **Union**

High School: **Central**

Elem School District: 1

High School District: 210

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to*

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verify all information.



3011147 ER **Active** / Multiple Dwellings LP: \$ 179,500

4123 E MORELAND ST Phoenix 85008- Bldg#:

Lot #: **39**

Lot Size Dim: irr

Area/Grid: **206 / P35**

Hun Block:
1200N

Zoning: **Multi**

Photos: **6**

Coldwell Banker Residential Brokerage

Directions: McDowell/40th Street S to Moreland, E to property.

All two bedroom 1 bath units! ***Investors Check This One Out*** This property is lender owned and the Buyer NEEDS TO VERIFY everything; schools, taxes, ALL facts and figures.

Property Information

Legal: **WHISPERING SANDS** Year Blt: **1963**
 Marketing Name: **Whisprng Sands Short Sale**
 Add'l Parcels: **N** # Buildings: **1**
 Covered Parking: **0** Uncovered Parking: **4**

Four-Plex	Gas Heat	Financial-Unknown	3rd Loan-Non Assumable
Fee Simple	Individual Heating	REO Property	Other Loan-Not Applicable
Includes-Other (Remarks)	Evaporative	Lender/Corp Approval Required	New Fin-Conventional
Block Construction	City Franchise Water	1st Loan-Treat as Free & Clear	Reports-None
Painted Finish	Sewer-Public	Loan Type 1 - Not Applicable	Environmental-None
Comp-Shingle Roof	APS	1st Loan Terms-Not Applicable	
Floors-Other (Remarks)	SW Gas	2nd Loan-Treat as Free & Clear	
No Pool	1 Space/Unit	2nd Loan Type-Not Applicable	
Desert Landscaping	Roads-Asphalt/Blacktop	2nd Loan Terms-Not Applicable	
Unfurnished	Owner Pays-Other	3rd Loan-Treat as Free & Clear	
Appliances-Other (Remarks)	Lessee Pays-Other (Remarks)	3rd Loan Type-Not Applicable	

Financial Information

Taxes/Year/District: **\$1553 / 2007 /** Downpayment / %: **0 / 0**
 Owner Association: **No / \$0 / Annually** PAD Fee: **\$0 / Annually**
 Mo Pymts Inc:
 Electric Exp: **\$ 0** Gas Exp: **\$ 0** Insurance Exp: **\$ 0** Land Lease Exp: **\$ 0**
 Landscaping Exp: **\$ 0** Legal Exp: **\$ 0** Maint Exp: **\$ 0** Mgmnt Exp: **\$ 0**
 Trash Exp: **\$ 0** Water/Sewer Exp: **\$ 0** Replacement Exp: **\$ 0**
 Other Exp: **\$ 0** Annual Operating Exp: **\$ 1,553**
 Gross Income: **\$ 0** Other Income: **\$ 0** Vacancy Allowance: **0%** Adjusted Gross Income: **\$ 0**
 Rental Income: **\$** Net Operating Income: **\$ 0**
 CAP Rate: **0.00 %** Assessment Balance: **\$ 0** Assess. Yrs Remaining: **0** Monthly Payment: **\$ 0**

Unit Information

Total # Units: **4**
 # Efficiency: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 1 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 2 BR Units: **4** Avg Rent: **\$ 0** Avg SF: **786** Baths: **1**
 # 3 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 4 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 Total # Mobile Hm Spaces:
 # Singlewide: Avg Rent: **\$**
 # Doublewide: Avg Rent: **\$** # Storage Spaces:
 # Overnight: Avg Rent: **\$** # Park Owned Units:
 # RV Spaces: Avg Rent: **\$**
 # Oversize Spaces: Avg Rent: **\$**

School Information

Elem School: Jr High School: High School:
 Elem School District: **31** High School District: **210**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

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2982518 ER **Active** / Multiple Dwellings LP: \$ 194,900

[513 W 9TH PL Mesa](#) 85201-

Bldg#:

Lot #: 3

Lot Size Dim: 8640

Area/Grid: 505 / Q38

Hun Block:
500W

Zoning: 0

Photos: 1

Arizona Preferred Realty

Directions: COUNTRY CLUB & BROWN WEST ON BROWN...CURVES INTO DATE...EAST ON 9TH PLACE TO PROPERTY

THIS IS A BANK OWNED PROPERTY THE BUYERS MUST BE AWARE OF THE FOLLOWING. THE PROPERTY IS SOLD AS-IS WITH NO REPAIRS, WARRANTIES, CLUE REPORT OR SPUDS WILL BE GIVEN TO THE BUYERS. THE BUYERS MUST USE 1ST AMERICAN TITLE 623-869-7201. ALSO YOU MUST HAVE A COUNTRYWIDE LSR FOR ME TO SEND IN YOUR OFFER. PLEASE CALL ANDREW AT 480-384-4012 FOR THAT LSR. PLEASE CALL ME IF YOU HAVE ANY QUESTIONS

Property Information

Legal: **UNKNOWN**

Year Blt: 1963

Marketing Name: **UNKNOWN**

Add'l Parcels: **N**

Buildings: **0**

Covered Parking: **0**

Uncovered Parking: **0**

Four-Plex	Electric Refrigerated	REO Property	Other Loan-Not Applicable
Fee Simple	Water - Other (See Remarks)	1st Loan-Treat as Free & Clear	New Fin-CTL
Includes-Other (Remarks)	Sewer-Public	Loan Type 1 - Not Applicable	New Fin-Conventional
Block Construction	Electric-Other (Remarks)	1st Loan Terms-Not Applicable	Reports-None
Painted Finish	Gas-Other (Remarks)	2nd Loan-Other (Remarks)	Environmental-None
Comp-Shingle Roof	Street Parking	2nd Loan Type-Not Applicable	
Concrete Floors	Roads-Asphalt/Blacktop	2nd Loan Terms-Not Applicable	
Other (see remarks)	Owner Pays-Other	3rd Loan-Treat as Free & Clear	
Appliances-Other (Remarks)	Lessee Pays-Other (Remarks)	3rd Loan Type-Not Applicable	
Heating-Other (Remarks)	Financial-Other (Remarks)	3rd Loan Terms-Not Applicable	

Financial Information

Taxes/Year/District: \$1710 / 2007 /

Downpayment / %: 0 / 0

Owner Association: No / \$0 / Annually

PAD Fee: \$0 / Annually

Mo Pymts Inc:

Electric Exp: \$ 0

Gas Exp: \$ 0

Insurance Exp: \$ 0

Land Lease Exp: \$ 0

Landscaping Exp: \$ 0

Legal Exp: \$ 0

Maint Exp: \$ 0

Mgmt Exp: \$ 0

Trash Exp: \$ 0

Water/Sewer Exp: \$ 0

Replacement Exp: \$ 0

Annual Operating Exp: \$ 1,710

Other Exp: \$ 0

Gross Income: \$ 0

Other Income: \$ 0

Vacancy Allowance: 0%

Adjusted Gross Income: \$ 0

Rental Income: \$

Net Operating Income: \$ 0

CAP Rate: 0.00 %

Assessment Balance: \$ 0

Assess. Yrs Remaining: 0

Monthly Payment: \$ 0

Unit Information

Total # Units: 0

Efficiency: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

1 BR Units: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 4

2 BR Units: 4

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

3 BR Units: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

4 BR Units: 0

Avg Rent: \$ 0

Avg SF: 0

Baths: 0

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: \$

Doublewide:

Avg Rent: \$

Storage Spaces:

Overnight:

Avg Rent: \$

Park Owned Units:

RV Spaces:

Avg Rent: \$

Oversize Spaces:

Avg Rent: \$

School Information

Elem School:

Jr High School:

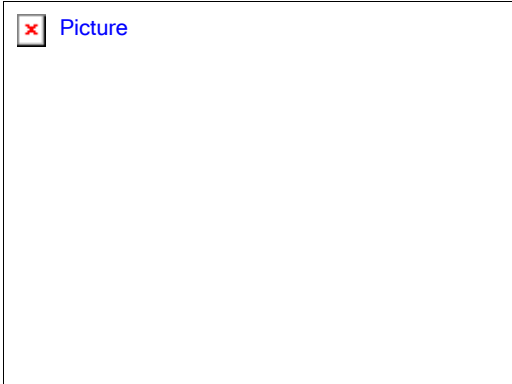
High School:

Elem School District: 4

High School District: 4

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

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2984483 ER **Active** / Multiple Dwellings LP: \$ 210,900

6809 E AVALON DR Scottsdale 85251-6882 Bldg#:

Lot #: **54**

Lot Size Dim: **6480**

Area/Grid: **406 / p37**

Hun Block:
2900N

Zoning: **multi**

Photos: **6**

Choice Real Estate Group

Directions: Thomas & 68st N on 68th ST E on Avalon.

BANK OWNED !!!!!Great investment property in the heart of Scottsdale! Priced to sell! 2 car + carport with attached laundry room and extra storage. Call listing agent with any questions.

Property Information

Legal: **WESTERN VILLA**

Year Blt: **1959**

Marketing Name: **duplex**

Add'l Parcels: **N**

Buildings: **1**

Covered Parking: **2**

Uncovered Parking: **0**

Duplex	Cable TV Available	APS	3rd Loan-Treat as Free & Clear
Fee Simple	Separate Storage	SW Gas	3rd Loan Type-Not Applicable
Includes-Land & Building(s)	Mini Blinds	Carport	3rd Loan-Non Assumable
Block Construction	W/D Hookup	Roads-Asphalt/Blacktop	Other Loan-Not Applicable
Brick Construction	Electric Heating	Owner Pays-Water	New Fin-Conventional
Painted Finish	Individual Heating	Lessee Pays-None	Seller Property Disclosure Statement
Comp-Shingle Roof	Heat Pump	Financial-Unknown	Environmental-Other (Remarks)
Ceramic Tile Floors	Ceiling Fan(s)	REO Property	
Carpet Floors	2 or More Heating Units	1st Loan-Treat as Free & Clear	
No Pool	Electric Refrigerated	Loan Type 1 - Not Applicable	
Landscaping Watering Sys	Individual Cooling	1st Loan-Non Assumable	
Green Landscaping	2 or More Cooling Units	2nd Loan-Treat as Free & Clear	
Partially Fenced	City Franchise Water	2nd Loan Type-Not Applicable	
RV/Boat Parking	Sewer-Public	2nd Loan-Non Assumable	

Financial Information

Taxes/Year/District: **\$877 / 2004 /**

Downpayment / %: **0 / 0**

Owner Association: **No / \$0 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmnt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Other Exp: **\$ 0**

Annual Operating Exp: **\$ 877**

Gross Income: **\$ 0**

Other Income: **\$ 0**

Vacancy Allowance: **0%**

Adjusted Gross Income: **\$ 0**

Rental Income: **\$**

Net Operating Income: **\$ 0**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **2**

Efficiency: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

1 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

2 BR Units: **2**

Avg Rent: **\$ 775**

Avg SF: **792**

Baths: **1**

3 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: **\$**

Doublewide:

Avg Rent: **\$**

Storage Spaces: **2**

Overnight:

Avg Rent: **\$**

Park Owned Units:

RV Spaces:

Avg Rent: **\$**

Oversize Spaces:

Avg Rent: **\$**

School Information

Elem School:

Jr High School:

High School:

Elem School District: **48**

High School District: **48**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to*

Wed, Jun 25, 2008 04:46 PM

verify all information.



3002842 ER **Active** / Multiple Dwellings LP: \$ 214,900

1837 N SPRING ST Mesa 85203-

Bldg#:

Lot #: 25

Lot Size Dim: 6970

Area/Grid: 505 / Q39

Hun Block:
425N

Zoning: MULTI

Photos: 1

Re/Max Renaissance Realty

Directions: MCKELLIPS AND MESA DRIVE, SOUTH ON MESA DRIVE TO JULEP THEN EAST TO SPRING.

BANK OWNED PROPERTY - GREAT DEAL!!!! VACANT UNITS, READY TO BE RENTED. PLEASE NOTE, NO SPDS OR CLUE REPORT, AS OWNER HAS NEVER OCCUPIED.

Property Information

Legal: **NORTH MESA VILLAGE MCR 242 - 50**

Year Blt: 1984

Marketing Name: **NORTH MESA VILLAGE**

Add'l Parcels: **N** # Buildings: 1

Covered Parking: 1

Uncovered Parking: 1

Four-Plex	BI Oven/Range	Lessee Pays-Electric	3rd Loan Type-Not Applicable
Fee Simple	Electric Heating	Lessee Pays-Water	3rd Loan Terms-Not Applicable
Includes-Land & Building(s)	Electric Refrigerated	Financial-Other (Remarks)	Other Loan-Not Applicable
Frame/Wood Construction	City Franchise Water	REO Property	New Fin-VA
Painted Finish	Sewer-Public	1st Loan-Treat as Free & Clear	New Fin-Conventional
Stucco Finish	SRP	Loan Type 1 - Not Applicable	Reports-None
Comp-Shingle Roof	Gas-None	1st Loan-Non Assumable	Environmental-None
Floors-Other (Remarks)	More Than 1 Space/Unit	2nd Loan-Treat as Free & Clear	
Other (see remarks)	Roads-Asphalt/Blacktop	2nd Loan Type-Not Applicable	
Landscaping Watering Sys	Owner Pays-Sewer	2nd Loan Terms-Not Applicable	
Unfurnished	Owner Pays-Trash	3rd Loan-Other (Remarks)	

Financial Information

Taxes/Year/District: **\$1586 / 2006 /**

Downpayment / %: **0 / 0**

Owner Association: **Yes / \$1440 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmnt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Annual Operating Exp: **\$ 3,026**

Other Exp: **\$ 0**

Other Income: **\$ 0**

Vacancy Allowance: **0%**

Adjusted Gross Income: **\$ 0**

Gross Income: **\$ 0**

Rental Income: **\$**

Net Operating Income: **\$ 0**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: 4

Efficiency: 0

Avg Rent: **\$ 0**

Avg SF: 0

Baths: 0

1 BR Units: 0

Avg Rent: **\$ 0**

Avg SF: 0

Baths: 0

2 BR Units: 4

Avg Rent: **\$ 575**

Avg SF: 850

Baths: 1

3 BR Units: 0

Avg Rent: **\$ 0**

Avg SF: 0

Baths: 0

4 BR Units: 0

Avg Rent: **\$ 0**

Avg SF: 0

Baths: 0

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: **\$**

Doublewide:

Avg Rent: **\$**

Storage Spaces:

Overnight:

Avg Rent: **\$**

Park Owned Units:

RV Spaces:

Avg Rent: **\$**

Oversize Spaces:

Avg Rent: **\$**

School Information

Elem School: **Lehi**

Jr High School: **Kino**

High School: **Westwood**

Elem School District: 4

High School District: 4

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

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2978053 ER **Active** / Multiple Dwellings LP: \$ 226,400

[13072 S Tacna RD Arizona City 85223-](#) Bldg#:

Lot #: 75A

Lot Size Dim: IRR

Area/Grid: 610 / Z43

Hun Block: 13000S

Zoning: RES

Photos: [6 Virtual Tours: 1](#)

Coldwell Banker Excel Realty

Directions: Sunland Gin Rd & Battaglia S on Sunland Gin Rd, E on Battaglia, S on Tacna- property on corner of Tacna & San Mateo.

Great investment opportunity!! Fourplex with 3978 Sqft, good condition. Each unit has 3 bedrooms, 2 baths, inside laundry, own parking space and fenced yard. This is a bank owned foreclosure property. The seller has never lived here nor can verify any previous or current condition of this home. Don't miss out on this super investment opportunity and a great rental. There will be no SPDS or C.L.U.E. report delivered to the buyer. This is strictly an `AS IS` sale.

Property Information

Legal: **Arizona City #2A E 1/2 of Lot 3018** Year Blt: **2003**
 Marketing Name: **Arizona City**
 Add'l Parcels: **N** # Buildings: **4**
 Covered Parking: **4** Uncovered Parking: **2**

Four-Plex	Partially Fenced	Owner Pays-None	3rd Loan Terms-Not Applicable
Fee Simple	BI Oven/Range	Lessee Pays-None	Other Loan-Not Applicable
Includes-Land & Building(s)	Electric Heating	Financial-Other (Remarks)	New Fin-VA
Frame/Wood Construction	Central A/C	REO Property	New Fin-FHA
Painted Finish	Private Franchise	1st Loan-Treat as Free & Clear	New Fin-Conventional
Stucco Finish	Sewer-Private	Loan Type 1 - Not Applicable	Reports-None
Comp-Shingle Roof	APS	1st Loan Terms-Not Applicable	Environmental-None
Ceramic Tile Floors	Gas-None	2nd Loan-Treat as Free & Clear	
Carpet Floors	Carport	2nd Loan Type-Not Applicable	
No Pool	Free Parking	2nd Loan Terms-Not Applicable	
Desert Landscaping	More Than 1 Space/Unit	3rd Loan-Treat as Free & Clear	
Fenced	Roads-Asphalt/Blacktop	3rd Loan Type-Not Applicable	

Financial Information

Taxes/Year/District: **\$3576 / 2007 /** Downpayment / %: **0 / 0**
 Owner Association: **No / \$0 / Annually** PAD Fee: **\$0 / Annually**
 Mo Pymts Inc:
 Electric Exp: **\$ 0** Gas Exp: **\$ 0** Insurance Exp: **\$ 0** Land Lease Exp: **\$ 0**
 Landscaping Exp: **\$ 0** Legal Exp: **\$ 0** Maint Exp: **\$ 0** Mgmt Exp: **\$ 0**
 Trash Exp: **\$ 0** Water/Sewer Exp: **\$ 0** Replacement Exp: **\$ 0**
 Other Exp: **\$ 0** Annual Operating Exp: **\$ 3,576**
 Gross Income: **\$ 0** Other Income: **\$ 0** Vacancy Allowance: **0%** Adjusted Gross Income: **\$ 0**
 Rental Income: **\$ 0** Net Operating Income: **\$ 0**
 CAP Rate: **0.00 %** Assessment Balance: **\$ 0** Assess. Yrs Remaining: **0** Monthly Payment: **\$ 0**

Unit Information

Total # Units: **4**
 # Efficiency: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 1 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 2 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 # 3 BR Units: **4** Avg Rent: **\$ 0** Avg SF: **0** Baths: **2**
 # 4 BR Units: **0** Avg Rent: **\$ 0** Avg SF: **0** Baths: **0**
 Total # Mobile Hm Spaces: **0**
 # Singlewide: **0** Avg Rent: **\$ 0**
 # Doublewide: **0** Avg Rent: **\$ 0** # Storage Spaces: **0**
 # Overnight: **0** Avg Rent: **\$ 0** # Park Owned Units: **0**
 # RV Spaces: **0** Avg Rent: **\$ 0**
 # Oversize Spaces: **0** Avg Rent: **\$ 0**

School Information

Elem School: **Toltec** Jr High School: **Toltec** High School: **Casa Grande**
 Elem School District: **20** High School District: **82**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

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2925683 ER **Active** / Multiple Dwellings LP: \$ 229,000

[313 E HILL DR Avondale](#) 85323-

Bldg#:

Lot #: 6

Lot Size Dim: 0

Area/Grid: 320 / Q29

Hun Block:
100N

Zoning: **MULTI**

Photos: 3

A & M Realty International, LLC

Directions: I-10 & DYSART, SOUTH TO VAN BUREN, WEST TO CENTRAL, SOUTH TO HILL DR, EAST TO PROPERTY. *** DRIVE BY TO LOOK *** PLEASE DO NOT DISTURB TENANTS ***

*****MOTIVATED SELLER....EXCELLENT INCOME PROPERTY !!!! 5 UNIT COMPLEX... ALL ARE -1 BD/1 bath, ***EXCELLENT C.A.P. RATE ***** (EXPENSES ARE APPROX.) *** WILL ARRANGE FOR SHOWING INSIDE OF PROPERTY WITH ACCEPTED CONTRACT ****Each unit is individually metered for gas & electric, master meter for water. (evap coolers) bills are low. At an incredibly low price, this complex is being sold 'AS-IS' No CSPDS. Buyer and/or buyer's agent to verify all facts and figures.

Property Information

Legal: **HILL'S TR**

Year Blt: 1963

Marketing Name: **5 UNITS**

Add'l Parcels: **N**

Buildings: 1

Covered Parking: 0

Uncovered Parking: 5

5-12 Units	Pet Restrictions	Roads-Dirt/Gravel	3rd Loan-Treat as Free & Clear
Project Type-Other (Remarks)	Unfurnished	Roads-Asphalt/Blacktop	3rd Loan Type-Not Applicable
Fee Simple	F/S Oven/Range	Owner Pays-Water	3rd Loan Terms-Not Applicable
Includes-Land & Building(s)	Refrigerator	Owner Pays-Sewer	Other Loan-Not Applicable
Block Construction	Gas Heat	Owner Pays-Trash	New Fin-CTL
Painted Finish	Wall Furnace	Lessee Pays-Gas	New Fin-Conventional
Stucco Finish	Evaporative	Lessee Pays-Electric	Reports-None
Comp-Shingle Roof	City Franchise Water	Financial-Projected Proforma	Environmental-None
Rolled Roof	Sewer-Public	REO Property	
Vinyl/Composition Floors	APS	1st Loan-Treat as Free & Clear	
Carpet Floors	Electric-Individual Meter	Loan Type 1 - Not Applicable	
No Pool	SW Gas	1st Loan Terms-Not Applicable	
Desert Landscaping	Gas-Individual Meter	2nd Loan-Treat as Free & Clear	
Partially Fenced	Street Parking	2nd Loan Type-Not Applicable	
Cable TV Available	Other (See Remarks)	2nd Loan Terms-Not Applicable	

Financial Information

Taxes/Year/District: **\$1740 / 2007 / 440**

Downpayment / %: **0 / 5**

Owner Association: **No / \$0 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmnt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Other Exp: **\$ 0**

Annual Operating Exp: **\$ 1,740**

Gross Income: **\$ 24,000**

Other Income: **\$ 0**

Vacancy Allowance: **0%**

Adjusted Gross Income: **\$ 24,000**

Rental Income: **\$ 2,000**

Net Operating Income: **\$ 0**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **5**

Efficiency: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

1 BR Units: **5**

Avg Rent: **\$ 450**

Avg SF: **0**

Baths: **5**

2 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

3 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces: **0**

Singlewide: **0**

Avg Rent: **\$ 0**

Doublewide: **0**

Avg Rent: **\$ 0**

Storage Spaces: **0**

Overnight: **0**

Avg Rent: **\$ 0**

Park Owned Units: **0**

RV Spaces: **0**

Avg Rent: **\$ 0**

Oversize Spaces: **0**

Avg Rent: **\$ 0**



3011408 ER **Active** / Multiple Dwellings LP: \$ 239,000

2650 E MCKELLIPS RD Mesa 85213-3049 Bldg#: 24

Lot #: 24

Lot Size Dim: IRR

Area/Grid: 509 / Q40

Zoning: 0

RE/MAX Power Realty

Hun Block:
2600E

Photos: 4

Directions: MCKELLIPS AND GILBERT EAST OF GILBERT ON MCKELLIPS APPROX. 3/4 MILE TO COMPLEX ON NORTH SIDE OF MCKELLIPS. TO BLDG 24

OPPORTUNITY KNOCKS FOR THE RIGHT INVESTOR! THIS BUILDING HAS 3 UNITS THAT HAVE 2 BDRMS & 1 BATH FLOORPLANS, THEN THE 4TH UNIT HAS A 2 BDRM & 2 BATH FLOORPLAN WITH FIREPLACE IN LIVING AREA. KITCHENS HAVE STOVES & REFRIGERATORS IN ALL UNITS. NICE AREA OF TOWN, ON BUS LINE, NEAR HOSPITALS, SHOPS & RESTAURANTS. BUILDING WILL BE SOLD IN AS-IS CONDITION, BE SURE TO READ REALTOR REMARKS FIELD FOR ALL INFO.

Property Information

Legal: **FOUR PEAKS ESTATES MCR 275-38**

Year Blt: 1985

Marketing Name: **FOUR PEAKS ESTATES**

Add'l Parcels: **N** # Buildings: 1

Covered Parking: **0**

Uncovered Parking: **8**

Four-Plex	Cable TV Available	Sewer-Public	Loan Type 1 - Not Applicable
Fee Simple	Patio/Balcony	Sewer-In and Connected	1st Loan-Non Assumable
Includes-Land & Building(s)	Security Light(s)	SRP	2nd Loan-Treat as Free & Clear
Frame/Wood Construction	Unfurnished	Electric-Individual Meter	2nd Loan Type-Not Applicable
Painted Finish	Fire/Smoke Alarm(s)	Gas-None	2nd Loan Terms-Not Applicable
Stucco Finish	Breakfast Bar	Free Parking	3rd Loan-Treat as Free & Clear
Partial Tile Roof	F/S Oven/Range	1 Space/Unit	3rd Loan Type-Not Applicable
Roof-Other (Remarks)	Refrigerator	More Than 1 Space/Unit	3rd Loan Terms-Not Applicable
Concrete Floors	Dishwasher	Add'l Parking Available	Other Loan-Not Applicable
Vinyl/Composition Floors	Disposal	Paved	New Fin-CTL
Carpet Floors	W/D Hookup	Roads-Asphalt/Blacktop	New Fin-Conventional
Pool(s)	Appliances-Other (Remarks)	Owner Pays-Water	Reports-None
Tennis Court(s)	Electric Heating	Owner Pays-Sewer	Reports-Other (Remarks)
Sport Court(s)	Individual Heating	Lessee Pays-Electric	Environmental-None
Barbecue Area(s)	Ceiling Fan(s)	Lessee Pays-Cable TV	
Landscaping Watering Sys	Central A/C	Lessee Pays-Other (Remarks)	
Green Landscaping	Individual Cooling	Financial-Unknown	
Desert Landscaping	Cooling-Other (See Remarks)	REO Property	
Satellite Dish	City Franchise Water	1st Loan-Treat as Free & Clear	

Financial Information

Taxes/Year/District: **\$1771 / 2007 /**

Downpayment / %: **0 / 0**

Owner Association: **Yes / \$2400 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmnt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Other Exp: **\$ 0**

Annual Operating Exp: **\$ 4,171**

Gross Income: **\$ 0**

Other Income: **\$ 0**

Vacancy Allowance: **0%**

Adjusted Gross Income: **\$ 0**

Rental Income: **\$**

Net Operating Income: **\$ 0**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **4**

Efficiency: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

1 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

2 BR Units: **4**

Avg Rent: **\$ 650**

Avg SF: **850**

Baths: **5**

3 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: **\$**

Doublewide:

Avg Rent: **\$**

Storage Spaces:

Overnight: Avg Rent: \$ # Park Owned Units:
RV Spaces: Avg Rent: \$
Oversize Spaces: Avg Rent: \$

School Information

Elem School: Jr High School: High School:
Elem School District: 4 High School District: 4

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.* Wed, Jun 25, 2008 04:46 PM



3004261 ER **Active** / Multiple Dwellings LP: \$ 239,900

[124 E INGRAM ST Mesa](#) 85201-2349

Bldg#:

Lot #: 122

Lot Size Dim: IRR

Area/Grid: 505 / Q59

Hun Block:
1000N

Zoning: **MULTI**

Photos: 6

Presidential Realty, LLC

Directions: Mckellips & Center south on Center to Ingram, east on Ingram to the property

GREAT MESA 4PLEX FOR UNDER \$300K!! This 4plex has covered parking, extra large units, individual storage units, individually metered for electric, good rental area, large back yard and solid block construction. Buyer to verify all facts, financials and figures during inspection period. Property sold in 'as is' condition. All figures and measurements approximate buyer to verify.

Property Information

Legal: **PLEASANT HOMES SUBDIVISION UNIT 2 MCR 142-41**

Year Blt: **1973**

Marketing Name: **PLEASANT HOMES**

Add'l Parcels: **N** # Buildings: **1**

Covered Parking: **4**

Uncovered Parking: **2**

Four-Plex	Electric Heating	Lessee Pays-Cable TV	Other Loan-Not Applicable
Fee Simple	Central A/C	Financial-Other (Remarks)	New Fin-VA
Includes-Land & Building(s)	City Franchise Water	REO Property	New Fin-FHA
Block Construction	Sewer-Public	1st Loan-Treat as Free & Clear	New Fin-Conventional
Painted Finish	SRP	Loan Type 1 - Not Applicable	Reports-Other (Remarks)
Comp-Shingle Roof	Gas-None	1st Loan Terms-Not Applicable	Environmental-Other (Remarks)
Ceramic Tile Floors	Carport	2nd Loan-Treat as Free & Clear	
Carpet Floors	Roads-Asphalt/Blacktop	2nd Loan Type-Not Applicable	
Floors-Other (Remarks)	Owner Pays-Water	2nd Loan Terms-Not Applicable	
Other (see remarks)	Owner Pays-Sewer	3rd Loan-Other (Remarks)	
Partially Fenced	Owner Pays-Trash	3rd Loan Type-Not Applicable	
Appliances-Other (Remarks)	Owner Pays-Landscaping	3rd Loan Terms-Not Applicable	

Financial Information

Taxes/Year/District: **\$1558 / 2007 /**

Downpayment / %: **0 / 0**

Owner Association: **No / \$0 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmnt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Other Exp: **\$ 0**

Annual Operating Exp: **\$ 1,558**

Gross Income: **\$ 0**

Other Income: **\$ 0**

Vacancy Allowance: **0%**

Adjusted Gross Income: **\$ 0**

Rental Income: **\$**

Net Operating Income: **\$ 0**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **4**

Efficiency: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

1 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

2 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

3 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: **\$**

Doublewide:

Avg Rent: **\$**

Storage Spaces:

Overnight:

Avg Rent: **\$**

Park Owned Units:

RV Spaces:

Avg Rent: **\$**

Oversize Spaces:

Avg Rent: **\$**

School Information

Elem School:

Jr High School:

High School:

Elem School District: **4**

High School District: **4**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to*

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verify all information.



3005730 ER **Active** / Multiple Dwellings LP: \$ 249,900

[1605 E Crown ST Mesa](#) 85203-7459

Bldg#:

Lot #: 7

Lot Size Dim: **9003**

Area/Grid: **505 / Q39**

Hun Block:
400N

Zoning: **M-M**

Photos: **3**

Phoenix One Realty

Directions: Gilbert & University W on University to N HillSt, curves and turns into Crown St

REDUCED \$40,000 since listed. Lender owned and sold 'AS IS'.Large bedrooms, Quiet, beautiful lawn & curb appeal. Covered parking in rear.

Property Information

Legal: **KO KO Palms**

Year Blt: **1963**

Marketing Name: **KO KO Palms**

Add'l Parcels: **N**

Buildings: **1**

Covered Parking: **4**

Uncovered Parking: **4**

Four-Plex	Patio/Balcony	SRP	2nd Loan Type-Not Applicable
Fee Simple	Separate Storage	Gas-None	2nd Loan Terms-Not Applicable
Includes-Land & Building(s)	Security Light(s)	Carport	3rd Loan-Other (Remarks)
Block Construction	Unfurnished	Roads-Asphalt/Blacktop	3rd Loan Type-Not Applicable
Painted Finish	Fire/Smoke Alarm(s)	Owner Pays-Water	3rd Loan Terms-Not Applicable
Comp-Shingle Roof	Mini Blinds	Owner Pays-Sewer	Other Loan-Not Applicable
Rolled Roof	F/S Oven/Range	Owner Pays-Trash	New Fin-Conventional
Vinyl/Composition Floors	Disposal	Lessee Pays-Electric	Reports-None
Ceramic Tile Floors	W/D Hookup	Financial-Other (Remarks)	Environmental-None
Carpet Floors	Individual Heating	REO Property	
No Pool	Heat Pump	1st Loan-Other (Remarks)	
Landscaping Watering Sys	Individual Cooling	Loan Type 1 - Not Applicable	
Green Landscaping	City Franchise Water	1st Loan Terms-Not Applicable	
Cable TV Available	Sewer-Public	2nd Loan-Other (Remarks)	

Financial Information

Taxes/Year/District: **\$1262 / 2007 /**

Downpayment / %: **0 / 0**

Owner Association: **No / \$0 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 1,963**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmnt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Other Exp: **\$ 0**

Annual Operating Exp: **\$ 3,225**

Gross Income: **\$ 0**

Other Income: **\$ 0**

Vacancy Allowance: **0%**

Adjusted Gross Income: **\$ 0**

Rental Income: **\$**

Net Operating Income: **\$ 28,224**

CAP Rate: **11.29 %**

Assessment Balance: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **4**

Efficiency: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

1 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

2 BR Units: **4**

Avg Rent: **\$ 675**

Avg SF: **950**

Baths: **1**

3 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: **\$**

Doublewide:

Avg Rent: **\$**

Storage Spaces:

Overnight:

Avg Rent: **\$**

Park Owned Units:

RV Spaces:

Avg Rent: **\$**

Oversize Spaces:

Avg Rent: **\$**

School Information

Elem School:

Jr High School:

High School:

Elem School District: **4**

High School District: **4**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to*

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verify all information.



3002424 ER **Active** / Multiple Dwellings LP: \$ 252,500

8124 N 33rd DR Phoenix 85051-

Bldg#:

Lot #: 31

Lot Size Dim: 7939

Area/Grid: 205 / N33

Hun Block:
3300W

Zoning: M-H

Photos: 1

Century 21 Northwest Realty

Directions: 33rd Ave/Northern North on 33rd Ave to Harmont. West to 33rd Dr. to property on west side.

4 plex BANK owned investment property. Laundry room. Missing some appliances. Some water damage. Sold in as is condition. Seller makes no guarantees/warranties. Buyer to verify all of material importance including measurements and schools. Rents were from last owners.

Property Information

Legal: **Northern Lanai Unit One**

Year Blt: 1974

Marketing Name: **Northern Lanai**

Add'l Parcels: **N**

Buildings: 1

Covered Parking: 0

Uncovered Parking: 4

Four-Plex	Electric Heating	Owner Pays-Trash	3rd Loan Type-Not Applicable
Fee Simple	Electric Refrigerated	Owner Pays-Landscaping	3rd Loan Terms-Not Applicable
Includes-Land & Building(s)	City Franchise Water	Lessee Pays-Electric	Other Loan-Not Applicable
Frame/Wood Construction	Sewer-Public	Lessee Pays-Cable TV	New Fin-Conventional
Painted Finish	SRP	Financial-Provided by Owner	Reports-None
Stucco Finish	Gas-None	REO Property	Environmental-None
Comp-Shingle Roof	Garage	1st Loan-Treat as Free & Clear	
Vinyl/Composition Floors	Street Parking	Loan Type 1 - Not Applicable	
Ceramic Tile Floors	Addl Parking Available	1st Loan Terms-Not Applicable	
Carpet Floors	Roads-Asphalt/Blacktop	2nd Loan-Treat as Free & Clear	
No Pool	Roads-Sidewalk(s)	2nd Loan Type-Not Applicable	
Landscaping Watering Sys	Owner Pays-Water	2nd Loan Terms-Not Applicable	
F/S Oven/Range	Owner Pays-Sewer	3rd Loan-Treat as Free & Clear	

Financial Information

Taxes/Year/District: **\$2867 / 2007 /**

Downpayment / %: **0 / 0**

Owner Association: **Yes / \$2360 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmnt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Other Exp: **\$ 0**

Annual Operating Exp: **\$ 5,227**

Gross Income: **\$ 0**

Other Income: **\$ 0**

Vacancy Allowance: **0%**

Adjusted Gross Income: **\$ 0**

Rental Income: **\$**

Net Operating Income: **\$ 0**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **4**

Efficiency: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

1 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

2 BR Units: **3**

Avg Rent: **\$ 650**

Avg SF: **850**

Baths: **1**

3 BR Units: **1**

Avg Rent: **\$ 800**

Avg SF: **1,100**

Baths: **2**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: **\$**

Doublewide:

Avg Rent: **\$**

Storage Spaces:

Overnight:

Avg Rent: **\$**

Park Owned Units:

RV Spaces:

Avg Rent: **\$**

Oversize Spaces:

Avg Rent: **\$**

School Information

Elem School: **Washington**

Jr High School: **Washington**

High School: **Cortez**

Elem School District: **6**

High School District: **205**

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3007829 ER **Active** / Multiple Dwellings LP: \$ 258,500

[1007 S MARIANA ST Tempe](#) 85281-3893 Bldg#:

Lot #: 8

Lot Size Dim: 7906

Area/Grid: 503 / R37

Hun Block:
1200E

Zoning: R-3

Photos: 6

RE/MAX Achievers

Directions: Dorsey and University Dorsey South to Orange, West to Mariana, South to Property

Bank Owned**Great Opportunity to own rental property near ASU. Close to the Light Rail. Needs minor clean up. Interior paint and flooring. Great price!! Sold As-Is with no warranties expressed or implied.// No SPDS or CLUE Report//Buyer to verify ALL info.//Seller to choose Title company//Sellers Addendums Required

Property Information

Legal: **MARIANA PARK 2**

Year Blt: **1962**

Marketing Name: **marian park**

Add'l Parcels: **N** # Buildings: **1**

Covered Parking: **0**

Uncovered Parking: **6**

Four-Plex	Electric Heating	Owner Pays-Landscaping	3rd Loan-Treat as Free & Clear
Fee Simple	Window/Wall Unit	Lessee Pays-Gas	3rd Loan Type-Not Applicable
Includes-Land & Building(s)	Private Franchise	Lessee Pays-Electric	3rd Loan Terms-Not Applicable
Block Construction	Sewer-Public	Financial-Unknown	Other Loan-Not Applicable
Painted Finish	APS	REO Property	New Fin-Conventional
Comp-Shingle Roof	SW Gas	1st Loan-Treat as Free & Clear	Reports-None
Vinyl/Composition Floors	Free Parking	Loan Type 1 - Not Applicable	Environmental-None
Carpet Floors	Roads-Asphalt/Blacktop	1st Loan Terms-Not Applicable	
Other (see remarks)	Owner Pays-Water	2nd Loan-Treat as Free & Clear	
F/S Oven/Range	Owner Pays-Sewer	2nd Loan Type-Not Applicable	
Refrigerator	Owner Pays-Trash	2nd Loan Terms-Not Applicable	

Financial Information

Taxes/Year/District: **\$1061 / 2007 /**

Downpayment / %: **0 / 0**

Owner Association: **No / \$0 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmnt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Annual Operating Exp: **\$ 1,061**

Other Exp: **\$ 0**

Other Income: **\$ 0**

Vacancy Allowance: **0%**

Adjusted Gross Income: **\$ 0**

Gross Income: **\$ 0**

Rental Income: **\$ 0**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Net Operating Income: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **4**

Efficiency: **1**

Avg Rent: **\$ 500**

Avg SF: **405**

Baths: **1**

1 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

2 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

3 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces: **0**

Singlewide:

Avg Rent: **\$ 0**

Doublewide:

Avg Rent: **\$**

Storage Spaces:

Overnight:

Avg Rent: **\$**

Park Owned Units:

RV Spaces:

Avg Rent: **\$**

Oversize Spaces:

Avg Rent: **\$**

School Information

Elem School: **Thew**

Jr High School: **Connolly**

High School: **Mcclintock**

Elem School District: **3**

High School District: **213**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

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2999808 ER **Active** / Multiple Dwellings LP: \$ 299,500

2802 E MONTE CRISTO AVE Phoenix 85032-3757 Bldg#:

Lot #: **40**

Lot Size Dim: irr

Area/Grid: **403 / L35**

Hun Block:
15900N

Zoning: **Multi**

Photos: **6**

Coldwell Banker Residential Brokerage

Directions: 32nd St/Greenway W to 29th St-N to Marconi-E to 28th-S to Monte Cristo-W to Property.

Need Quick Close! Best unit mix in Palomino Point: 1-1/1, 2-2/2s and a 3/3! All large units! This property is to be sold AS IS & is lender owned so the Buyer NEEDS TO VERIFY everything--schools, taxes, ALL facts and figures.

Property Information

Legal: **GREENWAY MANOR MCR 233-47**

Year Blt: **1982**

Marketing Name: **Lender Owned Property**

Add'l Parcels: **N** # Buildings: **1**

Covered Parking: **4**

Uncovered Parking: **0**

Four-Plex	Desert Landscaping	Gas-None	2nd Loan-Treat as Free & Clear
Fee Simple	Unfurnished	Carport	2nd Loan Type-Not Applicable
Includes-Land & Building(s)	F/S Oven/Range	1 Space/Unit	2nd Loan Terms-Not Applicable
Includes-Personal Property	Refrigerator	Add'l Parking Available	3rd Loan-Treat as Free & Clear
Frame/Wood Construction	Dishwasher	Roads-Asphalt/Blacktop	3rd Loan Type-Not Applicable
Painted Finish	Disposal	Owner Pays-Other	3rd Loan Terms-Not Applicable
Built-Up Roof	W/D Hookup	Lessee Pays-Electric	Other Loan-Not Applicable
Vinyl/Composition Floors	Electric Heating	Lessee Pays-Cable TV	New Fin-Conventional
Carpet Floors	Individual Heating	Financial-Unknown	Reports-None
Pool(s)	Electric Refrigerated	REO Property	Environmental-None
Spa(s)	Individual Cooling	Lender/Corp Approval Required	
Manager Res/Office	City Franchise Water	1st Loan-Treat as Free & Clear	
Landscaping Watering Sys	Sewer-Public	Loan Type 1 - Not Applicable	
Green Landscaping	APS	1st Loan Terms-Not Applicable	

Financial Information

Taxes/Year/District: **\$2189 / 2007 /**

Downpayment / %: **0 / 0**

Owner Association: **Yes / \$0 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmnt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Other Exp: **\$ 0**

Annual Operating Exp: **\$ 2,189**

Gross Income: **\$ 0**

Other Income: **\$ 0**

Vacancy Allowance: **5%**

Adjusted Gross Income: **\$ 0**

Rental Income: **\$ 0**

Net Operating Income: **\$ 0**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **4**

Efficiency: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

1 BR Units: **1**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **1**

2 BR Units: **2**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **2**

3 BR Units: **1**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **3**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: **\$**

Doublewide:

Avg Rent: **\$**

Storage Spaces:

Overnight:

Avg Rent: **\$**

Park Owned Units:

RV Spaces:

Avg Rent: **\$**

Oversize Spaces:

Avg Rent: **\$**

School Information

Elem School:

Jr High School:

High School:

Elem School District: **0**

High School District: **0**

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verify all information.



2999253 ER **Active** / Multiple Dwellings LP: \$ 339,000

4322 N 13TH PL Phoenix 85014-4530 Bldg#:

Lot #: 15A

Lot Size Dim: irr

Area/Grid: 206 / p34

Hun Block:
4300N

Zoning: MF

Photos: 3

R.O.I. Properties

Directions: 16th St And Camelback South on 16th st to campbell west to 13th PL. South to Property

LENDER OWNED! NOT A SHORT SALE! QUICK RESPONSE FROM LENDER! INVESTORS, check out this 4-Plex.
Townhome style units, each with 2 bedrooms and 2 bathrooms, located in a the convenient and desirable Central Phoenix location. Covered parking. Sold 'AS IS' and 'WHERE IS' with no seller representations or warranties expressed or implied.

Property Information

Legal: **Meadowbrook R MCR 7-9 Lot 15 BLK 3 W 90F**

Year Blt: 1985

Marketing Name: **Great 4-Plex**

Add'l Parcels: **N**

Buildings: 1

Covered Parking: 0

Uncovered Parking: 4

Four-Plex	No Pool	Lessee Pays-None	3rd Loan Type-Not Applicable
Fee Simple	W/D Hookup	Financial-Other (Remarks)	3rd Loan Terms-Not Applicable
Includes-Land & Building(s)	Electric Heating	REO Property	Other Loan-Not Applicable
Frame/Wood Construction	Electric Refrigerated	Lender/Corp Approval Required	New Fin-Conventional
Painted Finish	City Franchise Water	1st Loan-Treat as Free & Clear	Reports-None
Stucco Finish	Sewer-In and Connected	Loan Type 1 - Not Applicable	Environmental-None
Partial Tile Roof	APS	1st Loan-Non Assumable	
Rolled Roof	Gas-None	2nd Loan-Treat as Free & Clear	
Vinyl/Composition Floors	Carport	2nd Loan Type-Not Applicable	
Ceramic Tile Floors	Roads-Asphalt/Blacktop	2nd Loan-Non Assumable	
Carpet Floors	Owner Pays-Other	3rd Loan-Treat as Free & Clear	

Financial Information

Taxes/Year/District: **\$2576 / 2007 /**

Downpayment / %: **0 / 0**

Owner Association: **No / \$0 / Annually**

PAD Fee: **\$0 / Annually**

Mo Pymts Inc:

Electric Exp: **\$ 0**

Gas Exp: **\$ 0**

Insurance Exp: **\$ 0**

Land Lease Exp: **\$ 0**

Landscaping Exp: **\$ 0**

Legal Exp: **\$ 0**

Maint Exp: **\$ 0**

Mgmt Exp: **\$ 0**

Trash Exp: **\$ 0**

Water/Sewer Exp: **\$ 0**

Replacement Exp: **\$ 0**

Other Exp: **\$ 0**

Other Income: **\$ 0**

Annual Operating Exp: **\$ 2,576**

Adjusted Gross Income: **\$ 0**

Gross Income: **\$ 0**

Rental Income: **\$**

CAP Rate: **0.00 %**

Assessment Balance: **\$ 0**

Vacancy Allowance: **0%**

Net Operating Income: **\$ 0**

Assess. Yrs Remaining: **0**

Monthly Payment: **\$ 0**

Unit Information

Total # Units: **4**

Efficiency: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

1 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

2 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

3 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

4 BR Units: **0**

Avg Rent: **\$ 0**

Avg SF: **0**

Baths: **0**

Total # Mobile Hm Spaces:

Singlewide:

Avg Rent: **\$**

Doublewide:

Avg Rent: **\$**

Storage Spaces:

Overnight:

Avg Rent: **\$**

Park Owned Units:

RV Spaces:

Avg Rent: **\$**

Oversize Spaces:

Avg Rent: **\$**

School Information

Elem School:

Jr High School:

High School:

Elem School District: **38**

High School District: **210**

Prepared by: Artur Ciesielski CRS *Information deemed reliable but not guaranteed. Buyer to verify all information.*

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