

General Information

3 Bedroom + Huge Loft
 2 1/2 Baths
 2 story
VA Vendee Program Eligible
2252 sq.ft.
 2 Car Garage
 Gorgeous Pool

1349 Robbers Roost Ave.
 Henderson, NV 89012
Year Built: 2006
Lot Size: 6970 sq.ft.

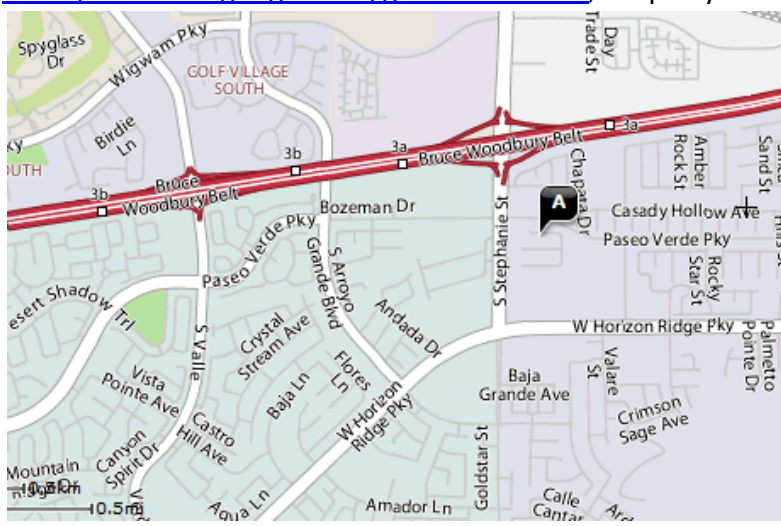
Current List Price: \$220,000

Most Recent Sold Comps:

1328 Spice Ridge Ct., **1772 sq ft.**, \$175,000., 11/23/10
 1344 Robbers Roost Ave., **1772 sq ft.**, \$165,000., 9/15/10

Approx. Value at Market Peak : (\$380,000) 10/1/07

This home is located in the much-sought-after Green Valley Ranch. It has got to be the **HOTTEST VA FORECLOSURE EVER!** Situated on a cul de sac is this former model home with all the upgrades. The dream kitchen includes high grade stainless steel appliances, granite counters and beautiful cabinets. The floors are real hardwood and upgraded carpet and porcelain tile. Upstairs you'll find a huge loft, laundry room and all 3 of the bedrooms. The backyard is fantastic. Beautiful stamped concrete covers the patio which leads to a gorgeous pool with water features and an elevated patio area. It will only need touch up paint, carpet cleaning and a washer/dryer to make this really nice house someone's home. See more photos at : www.picasaweb.google.com/glenmevans09, Property #061.



Estimated Financials:

	5% Down	Cash Buy
	4.5% Fix'd	
Loan Amount	\$ 209,000	
Principal & Interest	\$ 1,059	
Property Taxes	\$ 213	\$ 213
Insurance	\$ 42	\$ 42
HOA	\$ 55	\$ 55
Management Fee	\$ 130	\$ 130
Total Payment	\$ 1,498	\$ 440
Projections		
RENT RANGE	Cash Flow+	Cash Flow+
\$ 1,850	\$ 352	\$ 1,411
\$ 1,750	\$ 252	\$ 1,311

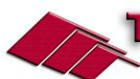
All information is deemed to be reliable, but is not guaranteed. Buyer must confirm all information to their satisfaction. Lender owned properties are sold in AS-IS condition with no warranties, no Seller's Real Property Disclosure Statement, and no Insurance Claim Report. Buyer is advised to have all inspections necessary to satisfy themselves as to the actual condition of the property. Most lender owned properties will require some repairs and cleaning. In some cases the buyer must pre-qualify with the seller's lender, but are not required to use that lender. All lenders require that their chosen Title Company be used to close escrow. The buyer must pre-qualify with a lender prior to submitting an offer to buy a lender owned property. Projected ROI values assume a 10% vacancy rate.

Repairs After Close: touch up painting, carpet cleaning, washer/dryer and general cleaning
Some additional repairs may be required after the home inspection

All properties are subject to a Buyer's Broker Fee of \$1950. Buyer must sign a Buyer's Broker Agreement with any offer made. Buyer is aware that the Realtor may also receive compensation from the Seller.



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