



4 bedroom  
 2.5 bath  
 1992 sq ft  
 dining room  
 great room  
 family room  
 2 Car Garage

15552 W Mohave ST  
 Goodyear, Az 85338  
 Year built 2003  
 lot size 4921 sq ft

**suggested offer \$95,800**

Current comps Listed price \$99,900  
 16050 W Durango ST 2024 sq ft \$105,900 19/01/10  
 15655 W Hammond DR 1944 sq ft \$108,000 12/06/10

<http://www.photoshow.com/watch/hn3bz6FF>

## Suggested offer \$95,800 Peak value in 2008 \$221,000

**WOW, what a nice property!** NEW PAINT, CARPETING is in very good condition, this one is clean. This home is located in Goodyear about 35 minutes from down town Phoenix. Lots of shopping and good schools, the subdivision has parks, green belts and walking paths. This home was constructed in 2003. This floor plan has four bedrooms, 2.5 baths. There is a living room and separate family room. The master bedroom has a double door entry, full bath with a double sink dressing vanity, garden tub and separate shower. Big open kitchen has oak cabinets, nice appliances and a pantry. This home has a two car garage. The home has a tile roof, refrigeration, electric heating.

|                      | 30 % Down   | CASH       |
|----------------------|-------------|------------|
|                      | 5.25% Fixed |            |
| Loan Amount          | \$ 67,060   |            |
| Principal & Interest | \$ 343      |            |
| Property Taxes       | \$ 79       | \$ 79      |
| Insurance            | \$ 50       | \$ 50      |
| HOA                  | \$ 37       | \$ 37      |
| Management Fee       | \$ 71       | \$ 71      |
| Total Payment        | \$ 580      | \$ 237     |
| <b>RENT RANGE</b>    | Cash Flow+  | Cash Flow+ |
| \$ 895               | \$ 315      | \$ 658     |
| \$ 995               | \$ 415      | \$ 758     |

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, Seller 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. On some cases the Buyer must prequalify 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 prequalify with a lender prior to submitting an offer to buy a lender owned property. All property managers charge a leasing fee to help pay for advertising and leasing agent Co Broke fees, this is not included in the cash flow numbers above. **All INTEREST RATES ARE SUBJECT TO CHANGE WITH THE CURRENT MARKET.**

**Repairs after close: general cleaning, dead tree in the front yard**  
*Some additional repairs may be required after the home inspection.*

All properties are subject to a Buyer Broker Fee of \$1,950. Buyer must sign a Buyer Broker Agreement with any offer made. Buyer is aware that the Realtor may also receive compensation from the seller.



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