



4 bedroom
2 bath
2146 sq ft
dining room
great room
Living rm
2 Car Garage

16108 W Shiloh LN
Goodyear, AZ 85338
Year built 2005
lot size 7005 sq ft

suggested offer \$108,000

Current comps Listed price \$104,900
16058 W Williams ST 2146 sq ft \$110,000 02/08/11
16154 W Hilton Ave 2146 sq ft \$109,000 02/11/11

peak value 2006 \$256,869

<http://www.photoshow.com/watch/Yi6eJ7JV>

Suggested offer \$108,000. 5% down VA Vendee Loan

This is a VA foreclosure, we'll ask the seller to contribute 3% of the selling price toward your closing costs. Located in Canyon Trails, a Goodyear subdivision close to shopping and schools. This home is 2146 square foot livable, two car garage, four bedrooms, 2 baths, single level home. What a nice kitchen with it's oak cabinets, granite tile counter tops, black appliances, an island, separate dining area and tile flooring. The entry way going through the living room into the kitchen area is all tiled. The master bedroom has a full bath and a walk-in closet. The backyard is landscaped, covered patio, the home has a tile roof, is frame stucco construction, gas heat, refrigeration. Buyer MUST pre qualify with B of A before making an offer. I was there yesterday, this is a nice home on a corner lot located in a very nice Goodyear neighborhood.

	5 % Down	4.5% fixed	CASH
Loan Amount	\$	102,600	
Principal & Interest	\$	520	
Property Taxes	\$	101	\$ 101
Insurance	\$	45	\$ 45
HOA	\$	43	\$ 43
Management Fee	\$	68	\$ 68
Total Payment	\$	777	\$ 257
, general cleaning.	Cash Flow+	Cash Flow+	Cash Flow+
\$ 1,050	\$	273	\$ 793
\$ 1,150	\$	373	\$ 893

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 Brok fees, this amount is not reflected in the cash flow amount above.

Repairs after close: Needs paint \$2000, 4 broken windows approx \$850, replace kitchen sink approx \$150, general cleaning, yard clean up.
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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