



5 bedroom  
 2.5 bath  
 2178 sq ft  
 dining room  
 great room  
 family room  
 2 Car Garage

6738 N 77th ave  
 Goodyear, Az 85303  
 Year built 1999  
 lot size 6090 sq ft

**suggested offer \$105,900**

Current comps Listed price \$105,900  
 6371 N 78th DR 1960 sq ft \$112,000 11/22/10  
 6862 N 72nd DR 2206 sq ft \$125,000 03/01/11

<http://www.photoshow.com/watch/fz8MZ3pK?>

**Suggested offer \$105,900 Peak value in 2006 \$251,500**

**BIG HOUSE, LOTS OF BEDROOMS!** Needs Paint, Carpet, Appliances. VA Vendee 5% down, 4.5% fixed interest, 3% of the selling price toward Buyer's closing costs. This one just needs a little TLC, it's a ggod house otherwise. The great room has an entertainment niche with a fireplace, it is open to the tiled kitchen and dining area. There is one bedroom and a full bath downstairs. Upstairs is a family room with access top a balcony that over looks the backyard. This home was constructed in 1999. This floor plan has five bedrooms, 3 full baths. There is a living room and separate family room. The master bedroom has a full bath with a double sink dressing vanity, tub/shower. Big open kitchen has oak cabinets with tile flooring and a pantry. This home has a two car garage. The home has a tile roof, refrigeration, gas heating.

	VA Vendee 5% down		CASH
	5.25% Fixed		
Loan Amount	\$ 100,605		
Principal & Interest	\$ 505		
Property Taxes	\$ 108		\$ 108
Insurance	\$ 50		\$ 50
HOA	\$ 43		\$ 43
Management Fee	\$ 71		\$ 71
Total Payment	\$ 777		\$ 272
<b>RENT RANGE</b>	Cash Flow+		Cash Flow+
\$ 1,095	\$ 318		\$ 823
\$ 1,195	\$ 418		\$ 923

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 som 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: See the discription, approx cost for make readt \$7500.**

*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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