

2714956 ER Active / Residential LP: \$ 200,000 Photos:  6

11445 N 57th DR Glendale 85304-3304

Year Built: 1974

Lot #: 144	Area/Grid: 322 / M32	Hun Block: 12000N	AN: 148-28-151-
Beds/Baths: 4 / 2	Pool: No	SF: 1,624 / Agent	FE: 42FRS
Listed by: Gregory Swann ABR CRS GRI (GS124)		Lot Size: 7,501-10,000	Email: gregswann@bloodhoundrealty.com
Office: 602-504-1256	Home: 602-740-7531	Mobile: 602-740-7531	Pager:

BloodhoundRealty.com(BHND01)

Directions: 59th Ave & Cactus 59th Ave S of Cactus to Cholla - left (east) to 57th 'Drive' - left (north) to property on right

Investor's Special - Tenant already in place! Walk to avidly sought Desert Palms Elementary School. The house is 1424sf plus a 200sf converted garage, giving you 4 bedrooms, 2 baths. The house is tenant-occupied at \$850 a month through 3/31/07 and the tenants seem likely to stay. High sale is \$229,000 for 1398sf. This home is around 1624sf and is offered at \$200,000 with the refrigerator included. Tenant's rights. Do not disturb. Drive-by only. Buyer to effect visual inspection during inspection period. Offered 'as-is' at a deep discount. Info/photos at <http://www.bloodhoundrealty.com/11445North57thDr/>

REALTOR® Remarks: Tenant's rights. Do not disturb. Drive-by only. Visual inspection during inspection period. Use AAR 'As-Is' Addendum.

Additional Showing, Contact and Compensation InformationTo Show: **Call Lister, Show-Tenants Rights**Owner/Occupant: **Call Lister 602-740-7531 / Tenant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: 602-504-1256

Office Fax: 602-504-1353

Compensation: SA: No / 0 BB: Yes / 3%

Variable Commission: No

Property InformationSubdivision: **Warranted West**Marketing Name: **Great Rental**Builder: **Investor's Special**Planned Community Name: **Aggressively Priced**

Master BR: 0

BR 2: 0

Model: **Tenant Occupied**Fenced: **Yes**

BR5: 0

LR: 0

BR 3: 0

BR 4: 0

Kitchen: 0

Den/Other: 0

Din Room: 0

Fam Room: 0

Horses: **No****Single Family-Detached****Refrigerator****Electric Heating****New Fin-VA****Single Level****Inside Laundry****SRP****New Fin-FHA****Fee Simple****Cable TV Available****City Water****New Fin-Conventional****Ranch****High Speed Internet Available****Sewer-Public****Agency Disclosure Required****1601-1800 Sq Ft****Family Room****City Services****Full Bath Master BR****Slab****Wood Fencing****Master BR Walk-In Closet****RV Parking****Possess-Tenants Rights****No Fireplace****Frame/Wood Construction****No Association Fee****No Private Pool****Painted Finish****HOA Info-None****Spa - None****Comp-Shingle Roof****1st Loan-Treat as Free & Clear****Eat-in Kitchen****Refrigeration****New Fin-Cash**County: **Maricopa**Latitude: **33.590738529208615**Longitude: **-112.18244418731342**County Book/Page: **153-47**

Twn-Rng-Sct:

TimeShare Week Available:

Plat:

Block:

Internet: Y

External Mktg:

Photo Code:

Fenced: **Wood Fencing****Items Updated**

Heat/Cool/2004/Full

School InformationElem School: **Desert Palms**Jr High School: **Desert Palms**High School: **Ironwood**Elem School District: **11**High School District: **11****Financial Information**Equity: **\$ 200,000**Taxes/Year: **\$982 / 2006**Downpayment: **0**HomeOwnerAssociation: **No / \$ /**Land Lease: **\$0 /**PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Total Encumbrances: **\$0**Total Assum Mo Pymts: **\$0****Listing and Sales Information**List Date: **3/2/2007**Expire Date: **8/30/2007**

Back on Mkt:

Entry Date: **3/2/2007**

Off Mkt:

Contract Date:

Sales Office/Code:

Loan Type:

COE Date:

Sales Agent/Code:

Loan Yrs:

Pts Seller: Buyer:

Sales Price: **\$**

Pymt Type:

Closing Cost Split:

Original List Price: **\$ 200,000**Agent Days on Market: **0**

Pending Date:

Cumulative Days on Market: **0**Prepared by: [Gregory Swann ABR CRS GRI](#)*Information deemed reliable but not guaranteed. Buyer to verify all information.*

Fri, Mar 2, 2007 07:19 AM