

ER **Incomplete** / Residential LP: \$ 190,000 Photos: 0

[5613 N 72nd AV Glendale](#) 85303-5206

Year Built: 1974

Area/Grid: 323 / N31

Hun Block: 7200W

AN: [144-21-143-](#)

Beds/Baths: 3 / 2

Pool: No

SF: 1,338 / Assessor

FE: 32FRX2C

Listed by: [Gregory Swann](#) (GS124)

Email: gregswann@bloodhoundrealty.com

Office: 602-504-1256

Home: 602-740-7531

Mobile: 602-740-7531

Pager:

[BloodhoundRealty.com](#)(BHND01)

Directions: 72nd Av and Camelback Camelback Rd. & 72nd Ave. Go west on Camelback Rd. to 72nd Ave.- North to Property

Investor's Special - Tenant already in place! Easy walking distance to parks and schools. 1338sf, 3 bedrooms, 2 baths. There is a Section 8 tenant in at \$885 a month. High sale for the subdivision is \$197,000. This home is offered at \$190,000. Tenant's rights. Do not disturb. Drive-by only. Buyer to effect visual inspection during inspection period. Offered 'as-is' at a deep discount.

REALTOR® Remarks: Tenant's rights. Do not disturb. No sign, no lockbox. Drive-by only. Buyer to effect visual inspection during inspection period. Offered 'as-is' at a deep discount. Use new 'As-Is' Addendum.

Additional Showing, Contact and Compensation Information

To Show: **Call Lister, Show-Tenants Rights**

Owner/Occupant: **Call Lister 602-740-7531 / Tenant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: 602-740-7531

Office Fax: 602-504-1353

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

Variable Commission: No

Property Information

Subdivision: **Skyview West Unit Three**

Marketing Name: **Great Rental**

Planned Community Name: **Aggressively Priced**

Builder: **Investor's Special**

Model: **Tenant Occupied**

Fenced: **Yes**

Lot #: **417**

Lot Size: **7,501-10,000**

Master BR: **0X0**

BR 2: **0X0**

BR 3: **0X0**

BR 4: **0**

BR5: **0**

LR: **0X0**

Din Room: **0X0**

Fam Room: **0X0**

Kitchen: **0X0**

Den/Other: **0**

Phys Challengd: **No**

Horses: **No**

Single Family-Detached

Disposal

Refrigeration

New Fin-VA

Single Level

Inside Laundry

Electric Heating

New Fin-FHA

Fee Simple

Other (Remarks)

SRP

New Fin-Conventional

Ranch

Cable TV Available

City Water

Seller Disclosure Available

1201-1400 Sq Ft

High Speed Internet Available

Sewer-Public

Agency Disclosure Required

Full Bath Master BR

Family Room

City Services

1 Fireplace

Bonus/Game Room

Block Fencing

No Private Pool

Patio

Possess-Tenants Rights

Spa - None

Slab

No Association Fee

Eat-in Kitchen

Block Construction

HOA Info-None

Range/Oven

Painted Finish

1st Loan-Treat as Free & Clear

Dishwasher

Comp-Shingle Roof

New Fin-Cash

County: **Maricopa**

County Book/Page: **147-20**

Twn-Rng-Sct:

Latitude: **33.518159**

Longitude: **-112.21272500000002**

Plat:

Block:

TimeShare Week Available:

External Mktg:

Photo Code: **Do Not Take Photo**

Fenced: **Block Fencing**

School Information

Elem School: **Bicentennial**

Jr High School: **Challenger**

High School: **Independence**

Elem School District: **40**

High School District: **205**

Financial Information

Equity: **\$ 190,000**

Taxes/Year: **\$1306 / 2005**

Downpayment: **0**

HomeOwnerAssociation: **No / \$0 /**

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: **2/1/2006**

Expire Date: **5/31/2006**

Back on Mkt:

Entry Date:

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: **\$**

Agent Days on Market: **0**

Pending Date:

Cumulative Days on Market: **0**

Prepared by: [Gregory Swann](#)

Information deemed reliable but not guaranteed. Buyer to verify all information.

Wed, Feb 1, 2006 09:21 PM