Loan Analysis



Loan Request

Purchase

price: \$120,000

Down

payment: \$30,000 (25%) plus closing

costs

Loan

request: \$90,000

11-12%, interest only,

5 years,

\$1500 termination fee.

6744 W Solano Drive N, Glendale, AZ 85303

Description

Maricopa Assessor Parcel # 144-25-458 1983 built 938 Sq. Ft.

Duplex

3 bedroom 1.75 bath

1 car garage

5,605 Lot sq. ft.

Additional photos available on request

Comps/Value Analysis

		25458								Bing	9							
POWER HOUSE INVESTMENT GROUP LLC Mailing Address										Goog				-				
6744 W SOLANO DR N					5720 W CAMELBACK RD # 6					GIS		1		1	-			
GLENDALE, AZ 85303-4914 PH					PHOENIX, AZ 85031-					Plat	1			-	7			
Subdivision: IRONWOOD TERRACE AMD				10/16/13	CensusTract: 16/13 Flood Zone:			5				NetValueCentral						
	Lat / Lon		38102 / -11															
L	egal Des		OOD TERRA		R 244-4	1												
Tax Information													racter					
	Year		2013		015	2016	Corne			olf Cours	е	Prese	rve	=	Major	-	Adj Comn	
	FCV	\$23000		26500 \$43		41100	Cul D			n View				_	•	ccess	Waterway	
9	6 Change		0%		5%	-6%	Green			em View				_	Fwy C		Flight Pat	
_	Taxes		\$416		441	\$0		Comm	La	ke View					Adj Ap		Flood Zor	-
Tax	Area Cde	400700	UseCode 853	0 TOWNHO	OUSE DE					(City Cod	le GL		С	ity Zor	ne1 R-3	<u> </u>	Rental
Con	et Tyno	frame woo	vd				sidential ng: refri									S	Ft: 938	
F	Porches: Roof:	1 patio or an asphall	porch slab t			Heatir school Di	ng: Yes st: GLE	NDALE	ELEM		Y DISTI	RICT				Year B Stor	uilt: 1983 ies: 1	
Parking: 1 car garage H School Est Rent: \$597 Bui							st: GLE er: UNK		UNIO	N #205							ath: 3 -	1.7
			tv is located in	has a total o	f 56 imp			-	re cons	tructed i	betwee	n 1983	3	R	nome	-BathFixtu		7
			dences with p												001110	- Datin ixtu		
						Т	ransacti	on Hist	orv									
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Buyer	Name			Date	Deed			Pri	ce	- 1	Down		Loar	n Amt	Fi	nancing	Fee #	ŧ.
POWE LLC	RHOUS		ENT GROUP		WD			Pri	\$0 \$0		\$0		Loar	\$0		cs	Fee # 2014-029	
POWE LLC			ENT GROUP		WD			\$30,0	\$0				Loar	\$0 \$0		cs cs		4714
POWE LLC DEGAI POWE LLC	R HOUS DILLO AL R HOUS	.EX E INVESTM	ENT GROUP	05/06/14	WD WD TD			\$30,0	\$0 00 00		\$0		Loar	\$0 \$0 \$0		cs cs cs	2014-029	4714 3090
POWE LLC DEGAI POWE LLC	R HOUS DILLO AL R HOUS	_EX	ENT GROUP	05/06/14	WD			\$30,0	\$0 00		\$0		Loar	\$0 \$0		cs cs	2014-029	4714 3090 6731
POWE LLC DEGAI POWE LLC WEXE	R HOUS DILLO AL R HOUS LL CYNT	.EX E INVESTM	ENT GROUP	05/06/14 07/27/11 07/21/11	WD WD TD			\$30,0	\$0 00 00 \$0	\$3	\$0 0,000 \$0			\$0 \$0 \$0		cs cs cs	2014-029 2011-062 2011-060	4714 3090 6731 7517
POWE LLC DEGAI POWE LLC WEXE SHEPI	R HOUS DILLO AL R HOUS LL CYNT HARD CY	LEX E INVESTM 'HIA A & RA	ENT GROUP	05/06/14 07/27/11 07/21/11 07/18/06	WD WD TD			\$30,0	\$0 00 00 \$0 00	\$3	\$0 0,000 \$0 \$0			\$0 \$0 \$0		CS CS CS	2014-029 2011-062 2011-060 2006-095	4714 3090 6731 7517 4386
POWE LLC DEGAI POWE LLC WEXE SHEPI MICHE	R HOUS DILLO AL R HOUS LL CYNT HARD CY	EX E INVESTM THIA A & RA ('NTHIA N NE SARKO	ENT GROUP	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 02/05/84	WD WD TD D WD WD			\$30,0 \$30,0 \$72,9 \$48,7 mps	\$0 00 00 \$0 00 40	\$3 \$	\$0 80,000 \$0 \$0 \$1,436 \$0		\$7	\$0 \$0 \$0 \$0 71,464 \$0		CS CS XT FM XT	2014-029 2011-062 2011-060 2006-095 2001-014 1984-008	3090 6731 7517 4386 3325
POWE LLC DEGAI POWE LLC WEXE SHEPI MICHE	R HOUS DILLO AL R HOUS LL CYNT HARD CY ELLE ANN	EX E INVESTM HIA A & RA (NTHIA N NE SARKO Address	ENT GROUP	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 02/05/84	WD WD TD D WD WD WD	SqFt	Lot	\$30,0 \$30,0 \$72,9 \$48,7 mps PI St	\$0 00 00 \$0 00 40	\$3 S	\$0 0,000 \$0 \$0 \$1,436 \$0	Cn	\$7	\$0 \$0 \$0 \$0 71,464 \$0	FN	CS CS CS XT FM XT	2014-029 2011-062 2011-060 2006-095 2001-014	3090 6731 7517 4386 3325
POWE LLC DEGAI POWE LLC WEXE SHEPI MICHE	R HOUS DILLO AL R HOUS LL CYNT HARD CY ELLE ANN	EX E INVESTM THIA A & RA (NTHIA N NE SARKO Address 6744 W SO	ENT GROUP Y L	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 02/05/84 Dat 05/06/14	WD WD TD D WD	938	Lot 5,606	\$30,0 \$30,0 \$72,9 \$48,7 mps PI St N 1	\$0 00 00 \$0 00 40 y Bed	\$3 \$ I Bath 1.75	\$0 80,000 \$0 \$0 \$1,436 \$0 Yr 1983	FW	\$7	\$0 \$0 \$0 71,464 \$0 Pk 1G	FN CS	CS CS CS XT FM XT Price \$0	2014-029 2011-062 2011-060 2006-095 2001-014 1984-008	3090 6731 7517 4386 3325
POWE LLC DEGAI POWE LLC WEXE SHEPI MICHE # AP 0 144	R HOUS DILLO AL R HOUS LL CYNT HARD CY ELLE ANP N 25458	EX E INVESTM THIA A & RA (NTHIA N NE SARKO Address 6744 W SO	Y L LANO DR N DMP Type: Ra	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 02/05/84 Dat 05/06/14 dius Sales Si	WD WD TD D WD	938 7/2015 Se	Lot 5,606 earch: Re	\$30,0 \$30,0 \$72,9 \$48,7 mps PI St N 1 ddius Sc	\$0 00 00 \$0 00 40 y Bed 3 Ft+/-: 1	\$3 \$ I Bath 1.75 0 YearE	\$0 10,000 \$0 \$1,436 \$0 Yr 1983 3uilt +/-	FW 0 Pos	\$7 Rf AS ol: All	\$0 \$0 \$0 71,464 \$0 Pk 1G Distar	FN CS	CS CS CS XT FM XT Price \$0	2014-029 2011-062 2011-060 2006-095 2001-014 1984-008	4714 3090 6731 7517 4386 3325 Dist
POWE LLC DEGAI POWE LLC WEXE SHEPI MICHE # AP 0 144	R HOUS DILLO AL R HOUS LL CYNT HARD CY ELLE ANN N 125458	EX E INVESTM THIA A & RA (NTHIA N NE SARKO Address 6744 W SO C6 6517 W KE	ENT GROUP Y L PLANO DR N DOMP Type: Ra IM DR	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 02/05/84 Dat 05/06/14 dius Sales Si 05/26/16	WD WD TD D WD	938 7/2015 Se 896	Lot 5,606 earch: Ra 6,203	\$30,0 \$30,0 \$72,9 \$48,7 mps PI St N 1 adius So N 1	\$0 00 00 \$0 00 40 y Bed 3 Ft+/-: 1	\$3 \$ Bath 1.75 YearE 1.00	\$0 80,000 \$0 \$1,436 \$0 Yr 1983 3uilt +/-	FW 0 Poo 8P	\$7 Rf AS ol: All	\$0 \$0 \$0 71,464 \$0 Pk 1G Distar	FN CS ICC: 0	CS CS CS XT FM XT Price \$0 mi \$123,500	2014-029 2011-062 2011-060 2006-095 2001-014 1984-008 \$/\$qFt	4714 3090 6731 7517 4386 3325 Dist
POWE LLC DEGAI POWE LLC WEXE SHEPI MICHE # AP 0 144 1 144 2 144	R HOUS DILLO AL R HOUS LL CYNT HARD CY ELLE ANN N 25458	EX E INVESTM THIA A & RA ('NTHIA N NE SARKO Address 6744 W SO C6 6517 W KE 5629 N 62N	PLANO DR NOMP Type: Raim DR	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 02/05/84 Dat 05/06/14 dius Sales Si 05/26/16 04/22/16	WD WD TD D WD WD WD WD Re Deed WD MCE: 6/2 WD S SD	938 7/2015 Se 896 1,020	5,606 earch: Re 6,203 6,983	\$30,0 \$30,0 \$72,9 \$48,7 mps PI St N 1 adius So N 1 N 1	\$0 00 00 \$0 00 40 Y Bed 3 Ft+/-: 1 3 3	\$3 \$ Bath 1.75 YearE 1.00	\$0 10,000 \$0 \$1,436 \$0 Yr 1983 3uilt +/- 1960 1959	FW 0 Poo 8P 8P	Rf AS ol: All AS	\$0 \$0 \$0 71,464 \$0 Pk 1G Distar 1C	FN CS nce: 0	CS CS CS XT FM XT Price \$0 mi \$123,500 \$104,900	2014-029 2011-062 2011-060 2006-095 2001-014 1984-008 \$/\$qFt \$137.83 \$102.84	4714 3090 6731 7517 4386 3325 Dist 0.37 0.66
POWE LLC DEGAI POWE LLC WEXE SHEPH MICHE # AP 0 144 1 144 2 144 3 144	R HOUS DILLO AL R HOUS LL CYNT HARD CY ELLE ANN N 125458 170009 159066 156094A	EX E INVESTM THIA A & RA ('NTHIA N NE SARKO Address 6744 W SO Co 6517 W KE 5629 N 62N 5815 N 64T	PLANO DR N DOMP Type: Re IM DR ID AVE	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 02/05/84 Dat 05/06/14 dius Sales Si 05/26/16 04/22/16 03/10/16	WD WD TD D WD WD WD WD Conce: 6/2 G WD G SD WD	938 7/2015 Se 896 1,020 1,020	Lot 5,606 earch: Ra 6,203 6,983 6,880	\$30,0 \$30,0 \$72,9 \$48,7 mps PI St N 1 adius Sc N 1 N 1	\$0 00 00 \$0 00 40 y Bed 3 Ft+/-: 1 3 3	\$3 \$ Bath 1.75 1.00 2.00 1.50	\$0 10,000 \$0 \$1,436 \$0 Yr 1983 3uilt +/- 1960 1959 1959	FW 0 Poo 8P 8P 8P	Rf AS ol: All AS AS	\$0 \$0 \$0 71,464 \$0 Pk 1G Distar 1C 1C	FN CS CCE: 0 HD DT HD	CS CS CS XT FM XT Price \$0 mi \$123,500 \$104,900 \$120,000	2014-029 2011-062 2011-060 2006-095 2001-014 1984-008 \$/\$qFt \$137.83 \$102.84 \$117.65	4714 3090 6731 7517 4386 3325 Dist 0.37 0.66 0.44
POWE LLC DEGAI POWE LLC WEXE SHEPI MICHE # AP 0 144 1 144 2 144 3 144 4 144	R HOUS DILLO AL R HOUS LL CYNT HARD CY ELLE ANN N 225458 770009 159066 156094A 170051	EX E INVESTM THIA A & RA ('NTHIA N NE SARKO Address 6744 W SO Co 6517 W KE 5629 N 62N 5815 N 64T 6607 W PE	PLANO DR N DOMP Type: Ra IM DR ID AVE TH DR CK DR	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 02/05/84 Dat 05/06/14 dius Sales Si 05/26/14 04/22/16 03/10/16 03/04/16	WD WD TD D WD WD WD WD CC Deed WD CC 6/2 G WD G SD G WD	938 7/2015 Se 896 1,020 1,020	5,606 earch: Re 6,203 6,983 6,880 6,186	\$30,0 \$30,0 \$72,9 \$48,7 mps PI St N 1 ddius Sc N 1 N 1 N 1	\$0 00 00 \$0 00 40 y Bed 3 Ft+/-: 1 3 3 3 3	\$3 \$ Bath 1.75 YearE 1.00 2.00 1.50 1.50	\$0 \$0,000 \$0 \$1,436 \$0 Yr 1983 3uilt +/- 1960 1959 1959 1960	8P 8P 8P 8P 8P	Rf AS ol: All AS AS AS AS	\$0 \$0 \$0 71,464 \$0 Pk 1G Distar 1C 1C 1C	FN CS CS HD DT HD HD	CS CS CS XT FM XT Price \$0 mi \$123,500 \$104,900 \$120,000 \$110,000	2014-029 2011-062 2011-060 2006-095 2001-014 1984-008 \$/\$qFt \$137.83 \$102.84 \$117.65 \$107.84	4714 3090 6731 7517 4386 3325 Dist 0.37 0.66 0.44 0.36
POWE LLC DEGAI POWE LLC WEXE SHEPI MICHE # AP 0 144 1 144 2 144 3 144 4 144 5 144	R HOUS DILLO AL R HOUS LL CYNT HARD CY ELLE ANN N 225458 770009 859066 856094A 170051 125039	EX E INVESTM THIA A & RA ('NTHIA N NE SARKO Address 6744 W SO CC 6517 W KE 5629 N 62N 5815 N 64T 6607 W PE 6924 W SO	PLANO DR NOMP Type: Raim DR NO AVE	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 02/05/84 Dat 05/06/14 dius Sales Si 05/26/14 04/22/16 03/10/16 03/04/16 01/13/16	WD WD TD D WD	938 7/2015 Se 896 1,020 1,020 1,020 960	5,606 earch: Re 6,203 6,983 6,880 6,186 7,623	\$30,0 \$30,0 \$72,9 \$48,7 mps PI St N 1 ddius Sc N 1 N 1 N 1 N 1	\$0 00 00 \$0 00 40 Yy Bed 3 Ft+/-: 1 3 3 3 3	\$3 \$ Bath 1.75 1.00 2.00 1.50 1.50 1.00	\$0 \$0,000 \$0 \$1,436 \$0 Yr 1983 3uilt +/- 1960 1959 1960 1972	8P 8P 8P 8P 8P	Rf AS OI: AIII AS AS AS AS	\$0 \$0 \$0 \$0 \$0 \$0 \$0 Pk 1G Distar 1C 1C 1C 1C 2C	FN CS CS DT HD HD HD	CS CS CS XT FM XT Price \$0 mi \$123,500 \$104,900 \$120,000 \$110,000 \$125,000	2014-029 2011-062 2011-060 2006-095 2001-014 1984-008 \$/\$qFt \$137.83 \$102.84 \$117.65 \$107.84 \$130.21	4714 3090 6731 7517 4386 3325 Dist 0.37 0.66 0.44 0.36 0.20
POWE LLC DEGAI POWE LLC WEXE SHEPI MICHE 1 144 2 144 3 144 4 144 5 144 6 144	R HOUS DILLO AL R HOUS LL CYNT HARD CY ELLE ANN N 125458 170009 159066 156094A 170051 125039 121276	EX E INVESTM THIA A & RA ('NTHIA N NE SARKO) Address 6744 W SO CC 6517 W KE 5629 N 62N 5815 N 64T 6607 W PE 6924 W SO 5608 N 70T	PLANO DR NOMP Type: Raim DR NOW DR NO	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 02/05/84 Dat 05/06/14 dius Sales Si 05/26/16 04/22/16 03/04/16 03/04/16 01/13/16 12/01/15	WD WD TD D WD	938 7/2015 Se 896 1,020 1,020 1,020 960 980	5,606 earch: Re 6,203 6,983 6,880 6,186 7,623 6,739	\$30,0 \$30,0 \$72,9 \$48,7 mps PI St N 1 ddius Sc N 1 N 1 N 1 N 1	\$0 00 00 \$0 00 40 Yy Bed 3 Ft+/-: 1 3 3 3 3 2	\$3 \$ Bath 1.75 1.00 2.00 1.50 1.50 1.00 1.00	\$0 10,000 \$0 \$0 \$0 \$0 \$0 \$1,436 \$0 \$0 \$1,436	8P 8P 8P 8P 8P 8P 8P	\$7 Rf AS Ool: All AS AS AS AS AS	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	FN CS CS DT HD HD HD CN	CS CS CS XT FM XT Price \$0 mi \$123,500 \$104,900 \$120,000 \$110,000 \$125,000 \$121,000	2014-029 2011-062 2011-060 2006-095 2001-014 1984-008 \$/SqFt \$137.83 \$102.84 \$117.65 \$107.84 \$130.21 \$123.47	4714 3090 6731 7517 4386 3325 Dist 0.37 0.66 0.44 0.36 0.20 0.42
POWE LLC DEGAI POWE LLC WEXE SHEPI MICHE 1 144 2 144 3 144 4 144 5 144 6 144 7 144	R HOUS DILLO AL R HOUS LL CYNT HARD CY ELLE ANN N 125458 170009 159066 156094A 170051 125039 121276 170084	EX E INVESTM THIA A & RA ('NTHIA N NE SARKO Address 6744 W SO CC 6517 W KE 5629 N 62N 5815 N 64T 6607 W PE 6924 W SO 5608 N 70T 6531 W RO	PLANO DR NOMP Type: Raim DR NOW DR NO	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 05/06/14 05/06/14 dius Sales Si 05/26/16 04/22/16 03/10/16 03/04/16 11/02/16	WD WD TD D WD WD WD WD S S WD S WD S WD	938 7/2015 Se 896 1,020 1,020 1,020 960 980 1,020	5,606 earch: Re 6,203 6,983 6,880 6,186 7,623 6,739 6,016	\$30,0 \$30,0 \$30,0 \$72,9 \$48,7 mps PI St N 1 ddius Sc N 1 N 1 N 1 N 1 N 1	\$0 00 00 00 00 00 00 00	\$3 \$ Bath 1.75 1.00 2.00 1.50 1.50 1.00 1.50 1.50	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,436 \$0 \$1,436	8P	\$77 Rf AS ol: All AS AS AS AS AS AS AS AS	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	FN CS CCE: 0 DT HD HD HD CN HD	CS CS CS XT FM XT Price \$0 mi \$123,500 \$104,900 \$120,000 \$110,000 \$125,000 \$121,000 \$121,000 \$121,000	2014-029 2011-062 2011-060 2006-095 2001-014 1984-008 \$/\$qFt \$137.83 \$102.84 \$117.65 \$107.84 \$130.21 \$123.47 \$117.65	4714 3090 6731 7517 4386 3325 Dist 0.37 0.66 0.44 0.36 0.20 0.42 0.43
POWE LLC DEGAI POWE LLC WEXE SHEPI MICHE 1 144 2 144 3 144 4 144 5 144 6 144 7 144	R HOUS DILLO AL R HOUS LL CYNT HARD CY ELLE ANN N 125458 170009 159066 156094A 170051 125039 121276 170084	EX E INVESTM THIA A & RA ('NTHIA N NE SARKO) Address 6744 W SO CC 6517 W KE 5629 N 62N 5815 N 64T 6607 W PE 6924 W SO 5608 N 70T	PLANO DR NOMP Type: Raim DR NOW DR NO	05/06/14 07/27/11 07/21/11 07/18/06 02/27/01 02/05/84 Dat 05/06/14 dius Sales Si 05/26/16 04/22/16 03/10/16 03/04/16 11/03/16 11/03/16	WD WD TD D WD WD WD WD S S WD S WD S WD	938 7/2015 Se 896 1,020 1,020 1,020 960 980	Lot 5,606 earch: Ra 6,203 6,983 6,880 6,186 7,623 6,739 6,016 6,146	\$30,0 \$30,0 \$30,0 \$48,7 mps PI St N 1 ddius Sc N 1 N 1 N 1 N 1 N 1 N 1	\$0 00 00 00 00 00 00 00	\$3 \$ S Bath 1.75 1.00 2.00 1.50 1.00 1.00 1.50 1.00 1.50 2.00	\$0 10,000 \$0 \$0 \$0 \$0 \$1,436 \$0 \$1,436	8P 8	\$7 Rf AS Ool: All AS AS AS AS AS	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	FN CS CS DT HD HD HD CN	CS CS CS XT FM XT Price \$0 mi \$123,500 \$104,900 \$120,000 \$110,000 \$125,000 \$121,000	2014-029 2011-062 2011-060 2006-095 2001-014 1984-008 \$/\$qFt \$137.83 \$102.84 \$117.65 \$107.84 \$130.21 \$123.47 \$117.65	4714 3090 6731 7517 4386 3325 Dist 0.37 0.66 0.44 0.36 0.20 0.42 0.43