

Loan Analysis

<p>Photo</p> 	<p>Loan Request</p> <p>Purchase price: \$120,000</p> <p>Down payment: \$30,000 (25%) plus closing costs</p> <p>Loan request: \$90,000</p> <p>11-12%, interest only, 5 years,</p> <p>\$1500 termination fee.</p>
<p>6744 W Solano Drive N, Glendale, AZ 85303</p>	
<p>Description</p> <p>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.</p>	<p>Additional photos available on request</p>

Comps/Value Analysis

Property Information Maps

APN: 14425458
 POWER HOUSE INVESTMENT GROUP LLC **Mailing Address**
 6744 W SOLANO DR N 5720 W CAMELBACK RD # 6
 GLENDALE, AZ 85303-4914 PHOENIX, AZ 85031-

[Bing](#)
[Google](#)
[GIS](#)
[Plat1](#)



TwN-Rng-Sec: 2N / 1E / 13 **Lot Sz:** 5,606
MCRN-Lot-Blk: 024441 / 86 / **CensusTract:** 092715
Flood Map: 04013C1715L / 10/16/13 **Flood Zone:** X
Subdivision: IRONWOOD TERRACE AMD LOT 37-92
Lat / Long: 33.52188102 / -112.205213
Legal Desc: IRONWOOD TERRACE AMD MCR 244-41

Tax Information						Land Characteristics					
Year	2012	2013	2014	2015	2016	<input type="checkbox"/> Corner Lot	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Preserve	<input type="checkbox"/> Major Road	<input type="checkbox"/> Adj Comm	
FCV	\$23000	\$23000	\$26500	\$43600	\$41100	<input type="checkbox"/> Cul De Sac	<input type="checkbox"/> Mtn View		<input type="checkbox"/> Fwy Access	<input type="checkbox"/> Waterway	
% Change		0%	15%	65%	-6%	<input type="checkbox"/> Greenbelt	<input type="checkbox"/> Prem View		<input type="checkbox"/> Fwy Corner	<input type="checkbox"/> Flight Pat	
Taxes	\$381	\$416	\$440	\$441	\$0	<input type="checkbox"/> Gated Comm	<input type="checkbox"/> Lake View		<input type="checkbox"/> Adj Appt	<input type="checkbox"/> Flood Zone	
TaxArea Cde	400700	UseCode	8530	TOWNHOUSE DEFAULT CODE			City Code	GL	City Zone1	R-3	<input checked="" type="checkbox"/> Rental

Residential Information					
Const Type: frame wood	Cooling: refrigeration	SqFt: 938			
Porches: 1 patio or porch slab	Heating: Yes	Year Built: 1983			
Roof: an asphalt	School Dist: GLENDALE ELEMENTARY DISTRICT	Stories: 1			
Parking: 1 car garage	H School Dist: GLENDALE UNION #205	Bed-Bath: 3 - 1.7			
Est Rent: \$597	Builder: UNK	Pool: N			
The subdivision this property is located in has a total of 56 improved lots. The homes were constructed between 1983 and 2002. There are 0 residences with pools. This subdivision has 56 single story homes and 0 multi story homes.		Rooms-BathFixtures: 5 - 7			

Transaction History								
Buyer Name	Date	Deed	Price	Down	Loan Amt	Financing	Fee #	
POWER HOUSE INVESTMENT GROUP LLC	05/06/14	WD	\$0	\$0	\$0	CS	2014-0294714	
DEGADILLO ALEX	07/27/11	WD	\$30,000	\$30,000	\$0	CS	2011-0623090	
POWER HOUSE INVESTMENT GROUP LLC	07/21/11	TD	\$30,000	\$0	\$0	CS	2011-0606731	
WEXELL CYNTHIA A & RAY L	07/18/06	D	\$0	\$0	\$0	XT	2006-0957517	
SHEPHARD CYNTHIA N	02/27/01	WD	\$72,900	\$1,436	\$71,464	FM	2001-0144386	
MICHELLE ANNE SARKO	02/05/84	WD	\$48,740	\$0	\$0	XT	1984-0083325	

Comps																		
#	APN	Address	Date	Deed	SqFt	Lot	Pl	Stry	Bed	Bath	Yr	Cn	Rf	Pk	FN	Price	\$/SqFt	Dist
0	14425458	6744 W SOLANO DR N	05/06/14	WD	938	5,606	N	1	3	1.75	1983	FW	AS	1G	CS	\$0		
Comp Type: Radius Sales Since: 6/27/2015 Search: Radius SqFt +/-: 10 YearBuilt +/-: 0 Pool: All Distance: 0 mi																		
1	14470009	6517 W KEIM DR	05/26/16	WD	896	6,203	N	1	3	1.00	1960	8P	AS	1C	HD	\$123,500	\$137.83	0.37
2	14459066	5629 N 62ND AVE	04/22/16	SD	1,020	6,983	N	1	3	2.00	1959	8P	AS	1C	DT	\$104,900	\$102.84	0.66
3	14456094A	5815 N 64TH DR	03/10/16	WD	1,020	6,880	N	1	3	1.50	1959	8P	AS	1C	HD	\$120,000	\$117.65	0.44
4	14470051	6607 W PECK DR	03/04/16	WD	1,020	6,186	N	1	3	1.50	1960	8P	AS	1C	HD	\$110,000	\$107.84	0.36
5	14425039	6924 W SOLANO DR S	01/13/16	WD	960	7,623	N	1	2	1.00	1972	8P	AS	2C	HD	\$125,000	\$130.21	0.20
6	14421276	5608 N 70TH AVE	12/01/15	WD	980	6,739	N	1	2	1.00	1973	8P	AS	2C	CN	\$121,000	\$123.47	0.42
7	14470084	6531 W ROSE LN	11/02/15	WD	1,020	6,016	N	1	4	1.50	1960	8P	AS	1C	HD	\$120,000	\$117.65	0.43
8	14456057A	5643 N 64TH AVE	10/30/15	WD	1,020	6,146	N	1	3	2.00	1959	8P	AS	1C	HD	\$132,000	\$129.41	0.45
Average Price = \$119,550, Average SqFt = 992, Price/SqFt = \$120.51 938 SqFt x \$120.51 = \$113,042																		