

Amazing Buying Opportunity in Phoenix, AZ

Zillow says \$168,500, I say \$114,900!!!

http://www.zillow.com/homes/map/342-N-166th-Lane,-Goodyear-az_rb/

(Click on link or paste in browser)

(I have a lender that can lend on AZ properties for investors with more than 4 properties at 75% LTV and very good rates, call me for details).



342 N 166th Lane, Goodyear, AZ 85338

Newer Subdivision!!

**4 Bedroom 2 Bath
2232 sq. ft.**

Built in 2001
Needs paint and carpet
2 Car Garage

Price - 114K!
[View Pictures](#)

Google Maps (**less than a mile from I-10 and very close to Eagle's Nest Country Club at Pebble Creek**):

<http://maps.google.com/maps?f=q&hl=en&geocode=&q=342+N+166th+Lane,+Goodyear,+AZ&sl=33.451253,-112.417743&sspn=0.007519,0.011694&g=342+N+166th+Lane,+Goodyear,+AZ&ie=UTF8&ll=33.466676,-112.417774&spn=0.060144,0.093555&z=13&iwloc=addr>

If necessary, we can get a hard money loan for 65% of purchase price and refinance after repairs are completed. Rate & term refinance finance can be done immediately after repairs are completed. Cash-out refinance will need to wait 6 months to use the appraised value.

Heather Swanson
Security Mortgage Corporation
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My property manager says it will rent for \$1,200 per month (\$400 per month cash flow potential after refi).

Brady Bosworth

Phoenix Real Estate Services, LLC

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Properties like this move very quickly. Don't waste your time calling me in a week about this property. If you want it, you have to move quickly. Serious investors are waiting to pick these off as soon as they are for sale.

Thank You,

Roger Cram

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For personal in-office consultations to go over your financial plan please contact:

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