

**HOT Property Alert: Address: 29798 W.
Indianola Buckeye, AZ 85396**

**Buy Price: 99k Repairs: 1,500.00 After Repair Value:
120k Taxes/yr: 1733.00 Insur/yr: 600.00**

**Prop Man/yr: \$912.00 Loan Int Rate: 4.50% Yrs Am: 30
Low Rent: 950 High Rent: 1050**

Loan Amount: \$94,050.00

**Escrows and Title Policy: 1% of Purchase Price: 5%
Down**

Total payment including HOA :\$801.95

Cash Flow Low End Rent Range: 148.05

Cash Flow High End Rent Range: 248.05

**4 Bed, 2 Bath, 2 car garage, Square Footage: 2186
Type of Foreclosure: VA foreclosure**

**This property will be gone within 24/48 hours as the
demand for VA foreclosures far exceeds available
supply!**

The next step is:

If you are new to Seewing's network, or have not purchased property yet, please contact Kitt Logan at (925) 625-3339 to set up an office meeting with Seewing Yee to:

- 1) Review your financial goals and objectives**
- 2) Analyze your financial situation**
- 3) Create a real estate and financial action plan to reach your financial freedom goals**

If you are already one of Seewing's Coaching Clients, please call him (510) 552-0726 to review your existing financial plan in order to proceed

VA Foreclosures Characteristics:

- 5% down for investors**
- FICO Score of 620 or above only**
- 45% Debt to Income Ratio or lower**

- If you have 4-10 mortgages, no problem
- Vendee financing not subject to strict Fannie Mae lending requirements
- VA Mortgage loan rate at 4.5%
- VA will pay most of your closing costs
- Don't have to be a veteran to buy
- Positive cash flow
- Buy undervalued with walk in equity
- No limit as to how many VA foreclosures properties you can buy

Phoenix continues to be one of the nation's fastest growing cities. Buy

properties here for as little as \$50.00/sq ft – You can't build at this price! Houses 2-3 years ago sold for \$250K are now selling for \$80-\$110K. Buy now at the bottom of the market! Sales have spiked in the last 2 quarters with multiple offers on REO's.