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|  | 6510344 Residential Single Family - Detached Active | |
| | Beds/Baths: 3 / 1 Bedrooms Plus: 3 Approx SqFt: 1,026 / County Assessor Price/SqFt: \$185.19 Year Built: 1978 Pool: None Encoded Features: 31R1C1S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached | Approx Lot SqFt: 7,148 / County Assessor Approx Lot Acres: 0.164 Subdivision: MARLBOROUGH COUNTRY Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 7500 W Map Code/Grid: P31 Building Number: |
| | Ele Sch Dist: Cartwright Elementary District Elementary School: Cartwright School Jr. High School: Cartwright School | High School District: Phoenix Union High School District High School: Phoenix Union Bioscience High School |
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Cross Streets: 75TH AV/INDIAN SCHOOL **Directions:** NORTH ON 75TH AVE, THEN WEST ON TURNEY, IMMEDIATELY HEAD SOUTH ON FRONTAGE ROAD, THEN WEST ON MONTECITO TO PROPERTY.

Public Remarks: !!!INVESTOR PARTNERSHIP ORDERED ONLINE AUCTION - LOW OPEN BID! . "The List Price is the LOW STARTING BID." Don't miss this exciting opportunity to bid on a 3-bed/2-bath home in the Maryvale area. Excellent investment opportunity to fix and flip, to cash flow for rental income or to occupy for yourself. The home is just waiting for its new owner to make the updates to be move-in ready. There are seven houses total available for online auction purchase. ****SEE DOCUMENTS TAG FOR REGISTRATION FORMS AND OTHER DISCLOSURES.

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|---|---|---|---|
| Garage Spaces: 0 Carport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 1 Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Dirt Front; Gravel/Stone Front | Kitchen Features: Range/Oven Elec; Refrigerator Master Bathroom: Other (See Remarks) Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N | Const - Finish: Painted Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Utilities: SRP Water: City Water Sewer: Sewer - Public | County Code: Maricopa Legal Description (Abbrev): MARLBOROUGH COUNTRY UNIT 7 LOT 1-102 AN: 102-78-123 Lot Number: 31 Town-Range-Section: 2N-1E-23 Cty Bk&Pg: Plat: Taxes/Yr: \$882.94/2022 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: None Auction: Yes Auction Info: Auction Date: 03/02/2023; Minimum Bid Price: 190,000; Reserve: Yes; Auction Contact Name: Stewart Larsen; Auction Contact Phn: 480-844-1221; Auction License Nbr: BR035668000 Possession: By Agreement |

Fees & Homeowner Association Information

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|---|---|--|
| HOA Y/N: N | | |
| HOA 2 Y/N: | | |
| HOA 3 Y/N: | | |
| Association Fee Incl: No Fees Assoc Rules/Info: None | Rec Center Fee Y/N: Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N / \$0 PAD Fee Y/N: N / \$0 | Ttl Mthly Fee Equiv: \$0 Cap Improvement/Impact Fee: 0.00 Cap Improvement/Impact Fee 2: Other Fees HOA: |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|--|---|--|
| CDOM/ADOM: 21 / 21 List Date: 01/20/2023 Status Change Date: 02/10/2023 Fallthrough Date: 01/30/2023 On Market Date: 01/24/2023 | Original List Price: \$264,000 List Price: \$190,000 | SA: N / BB: Y / 1% Var: Y Type: ER Other Compensation: Special Listing Cond: Auction |

Private Rmks - DND2: Visit AZRealEstateBid.com for the links for your buyer client to register to bid. Please complete and return the Buyer-Agent Registration form before auction day to register as the Buyer Agent for your buyer client (see DOCUMENTS). Online bidding closes on THURSDAY, MARCH 2, 2023 at 6:00 PM. Open Houses for public previews and inspection on THURSDAY, FEBRUARY 23 from 10am-2:00pm or 1pm-3pm

Semi-Private Remarks: Please use ShowingTime to go and show. Co-listing brokers are Jesus Pino/MMRE Advisors (602-478-4647, jpino@pinorealestate.com), Stewart Larsen/The Larsen Company (480-844-1221, slarsen@thelarsencompany.com), and John Payne/United Country Real Estate - Arizona Property & Auction (480-422-6800, john@unitedcountryaz.com).

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|-----------------------------|-----------------------------------|------------------------|
| Office Remarks: | | |
| Showing Instructions | Owner/Occupant Information | Property Access |

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|---|---|--|
| Permission Required to Show: Yes To Schedule Showing: Contact Via ShowingTime, Text, Phone or Email | Occupant - DND2: Vacant Ownr/Occ Name - DND2: Client of MMRE Advisors LLC | ARMLS Lockbox: No Non-ARMLS Lockbox: Yes Mech-box Code - DND2: 1942 |
|---|---|--|

| | Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|----|---|--------------------------------------|---------------|--------------|--------------------------|-----------------|-----|
| LA | Jesus Pino Perez jp1315 SA680889000 | MMRE Advisors mmad001 LC698805000 | 602-478-4647 | 602-904-9074 | JPino@PinoRealEstate.com | 602-478-4647 | |
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Prepared by John L.
Payne

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
**DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers
or clients in any manner whatsoever.**

02/27/2023 2:58
PM

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