



## You Need to Bid Now to Secure This Property

### Phoenix Condo with 20.7% Return for \$20,000

In order to make an offer on these shortlisted properties we will need a copy of your passport and a bank statement showing proof of funds to purchase. A deposit is payable on acceptance of offer. Please act quickly as properties like these do not last long on the market.



6240 N 63rd Ave, 192 Glendale, AZ 85301

Price	\$20,000
US Agent fee	\$1,500
Estimated Renovation Cost	\$0
Solicitor Settlement Fees	\$500
888 Buyers agent fee	\$3,300
<b>Purchase Costs</b>	<b>\$25,300</b>
Monthly Rental	\$700
<b>Annual Income</b>	<b>\$8,400</b>
HOA fees	\$1,320
County Tax (Rates) 2009	\$815
Property Management at \$60 p.m.	\$720
Maintenance	\$300
<b>Annual Expenses</b>	<b>\$3,155</b>
<b>Net Income</b>	<b>\$5,245</b>
<b>Net yield</b>	<b>20.73%</b>

### The Glen in Glendale

**Built 1985, 2 bed, 2 bath neat condo in the Glen.**

Beautiful, clean unit with stylish tile floor. Large living room. Ready to move in. Well maintained, lush grounds. Property has coveted covered parking. Sparkling pool and spa. Great deal. Nothing to spend. Ready for tenants to move in.

Bedroom features walk-in robes. Laundry included.

These lower priced properties are selling fast in Phoenix. Investors are seeing value and locking in cash flow while the prices are so low.



**The Perfect Time to Buy**

**888 Wealth Creation**

**Mortgage Broker Buyers Agent**

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