

Source#2 Comps 10/15/09

For - 1040 E Manzanita Drive, Phoenix, AZ 85020

(You need to Google Map these to see distance from subject)

1. 908 E STATE AVE, PHOENIX, AZ 85020
APN [160-19-028](#) Assessed Value: \$16,510 Lot Size: 8,172 sf Cov Parking: 1 - Carport
FCVR: 0.878 Full Cash Value: \$165,100 Year Built: 1954 Fixtures: 7 Pool: No

Last Sale: \$145,000 on 06/02/2009 (\$79.15/sf) Living Area: 1,832 sf Rooms: 6 Stories: 1

This is an REO purchase. REO's are selling at 90% of retail, so add \$8/s.f. to this price.

2. 1214 E ORCHID LN, PHOENIX, AZ 85020
APN [160-65-007](#) Assessed Value: \$14,310 Lot Size: 7,570 sf Cov Parking: 2 - Carport
FCVR: 0.887 Full Cash Value: \$143,100 Year Built: 1964 Fixtures: 6 Pool: No

Last Sale: \$127,000 on 06/03/2009 (\$73.20/sf) Living Area: 1,735 sf Rooms: 6 Stories: 1

This is an REO purchase. REO's are selling at 90% of retail, so add \$7/s.f. to this price.

3. 219 E EL CAMINO DR, PHOENIX, AZ 85020
APN [160-53-050](#) Assessed Value: \$15,500 Lot Size: 6,595 sf Cov Parking: 1 - Carport
FCVR: 0.748 Full Cash Value: \$155,000 Year Built: 1956 Fixtures: 5 Pool: No

Last Sale: \$116,000 on 05/19/2009 (\$66.06/sf) Living Area: 1,756 sf Rooms: 6 Stories: 1

**This was purchased by Ronald G Saltsman
from Sharp Equities, a whole**

**Saler who bought the house at trustee's sale.
This is not a retail sale, so**

Can't use this one for ARV calculation.

4. 1224 E ALICE AVE, PHOENIX, AZ 85020
APN 160-64-008 Assessed Value: \$13,880 Lot Size: 6,784 sf Cov Parking: 2 - Carport
FCVR: 0.987 Full Cash Value: \$138,800 Year Built: 1969 Fixtures: 7 Pool: No



Last Sale: \$137,000 on 05/15/2009 (\$79.84/sf) Living Area: 1,716 sf Rooms: 6 Stories: 1

**This is an REO purchase. REO's are selling at
90% of retail, so add \$8/s.f. to this price.**

5. 322 E EL CAMINITO DR, PHOENIX, AZ 85020
APN 160-47-163 Assessed Value: \$18,400 Lot Size: 8,098 sf Cov Parking: 2 - Carport
FCVR: 0.869 Full Cash Value: \$184,000 Year Built: 1963 Fixtures: 8 Pool: No

Last Sale: \$159,900 on 04/21/2009 (\$80.55/sf) Living Area: 1,985 sf Rooms: 7 Stories: 1

**This is an REO purchase. REO's are selling at
90% of retail, so add \$8/s.f. to this price.**

6. 1202 E SELDON LN PHOENIX, AZ 85020
APN 160-65-034 Assessed Value: \$14,510 Lot Size: 7,908 sf Cov Parking: 2 - Carport
FCVR: 0.544 Full Cash Value: \$145,100 Year Built: 1959 Fixtures: 6 Pool: Yes
Last Sale: \$79,000 on 05/15/2009 (\$45.66/sf) Living Area: 1,730 sf Rooms: 6 Stories: 1

This is another Wholesale Deal and we don't count these for ARV Calc.

7. 8823 N 13TH ST PHOENIX, AZ 85020
APN 160-64-038 Assessed Value: \$14,360 Lot Size: 7,101 sf Cov Parking: 2 - Carport
FCVR: 1.149 Full Cash Value: \$143,600 Year Built: 1963 Fixtures: 6 Pool: No
Last Sale: \$165,000 on 07/17/2009 (\$81.85/sf) Living Area: 2,016 sf Rooms: 6 Stories: 1

This is a bona-fide Retail Sale from one individual to another.