

HELLO

ALL!!

WELCOME!!-

DO YOU HAVE DEALS TO
DISCUSS?
WRITE YOUR QUESTIONS
IN THE CHAT COLUMN
NOW!!

SEND IS COMING!

7 200,000 - 20,000 will

10K

136,500

100,000 /
5K net offer.

↑ 100,000

10%
of purchase price

\$169,900

Flipper's Dream Home!

1008 W 14th Avenue
Spokane, Washington 99204

Investors take note!

High upside on this fixer-upper in the desirable South Hill Cliff-Cannon area. Listed low, comps show that it will easily sell a lot more. Fantastic neighborhood, great schools, close to parks. Get your tools ready for a flipping opportunity that will pay off!



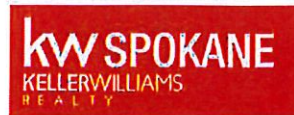
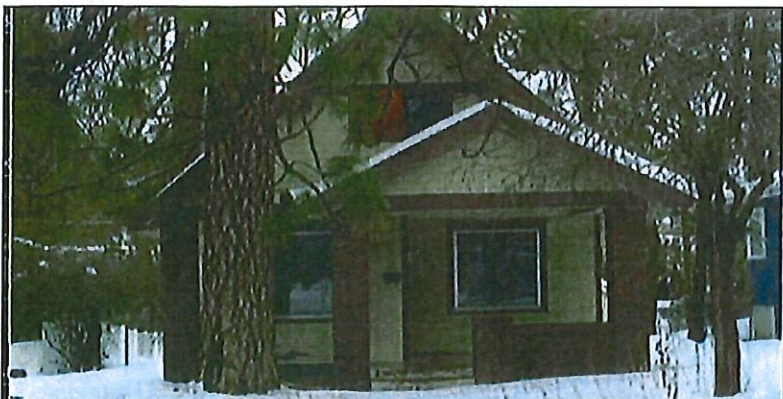
Lee Arnold

509-953-1000

lee1@securedinvestmentcorp.com

www.tourfactory.com/1732307

Virtual Tour# 1732307



Keller Williams Realty
Spokane



If your property is listed, this is not a solicitation.



Residential 1 Page Detail Report

As of: 03/01/2017 04:37 PM
 Warning! Not all available Data may be visible on this report. To view all available information use the All Fields Detail report.

Confidential: Only for distribution to MLS Participants/Subscribers.



Coop Brk Comp **3**
 Listing Type **Excl Right to Sell**
 MLS Entry **No**
 Limited Svcs **No**
 IDX Include **Y**
 Realtor.Com **Yes**
 Auction **No**
 REO/Lndr Own **No**
 Relo/Corp Own **No**
 Pot. Short Sale **No** Bank App.
 1031 Exch

Address **1008 W 14th Ave**
 Addr2/Unit #

List Price **\$169,900**

List # **201712184**

List Date **3/1/2017**

Status **New**

Sub-Type **Res/Site Blt**

Town **Spokane**

Zip **99204**

WA

County **Spokane**

Zone

Dupl Lstg **No**

Bump Clause Y/N

Area/Grid No **A220/041**

Parcel # **35193.3219**

Sec

Twp

Rng

#Blks N/S **s 14**

#Blk E/W **w 5**

Subdiv

NW Map Pg#

Acres MOL **0.00**

Legal

Schools: Elem **Roosevelt**

Jr **Sacajawea**

Sr **Lewis & Clark**

Sch District **Spokane Dist 81** Yr Built **1907**

Lot Infor: Apx Size Sqft

Apx Dimen

X

Lot View

Outbldgs

Yr Rem

Wtrfront Prop Body Wtr Name

Frontage

Home Design **Bungalow**

Site Imprv **Pub Sewer, Swr Conn**

Taxes

Spec Tax Des

Const Style **1 Story**

Roof **Comp**

Exterior **Vinyl**

New Constr **No**

Builder Name

Apx Beg Date /

Apx Fin Date /

Bsmt	BR	Baths	FP	Fam Rm	# Rms	Apx SF	Bsmt apx%	Master BR	X				
1st Lvl	BR	3	Baths	FP	1	Fam Rm	# Rms	Living Rm	X				
2nd Lvl	BR	Baths	FP	Fam Rm	# Rms	Apx SF		Dining Rm	X				
3rd Lvl	BR	Baths	FP	Fam Rm	# Rms	Apx SF	# Stories 2	Family Rm	x				
Total	BR	3	BTH	2	FP	1	Fam Rm	0	Rooms	Tot Apx SF	Assd Sq Ft	Shop Size	x

Access **Pub Rd, Paved**

Features

Amenities

Heat **Gas, Forced Air**

Spec Feat

Mstr Br

Fam Rm

Din Rm

Kitchen

Bsmt **Full**

Garage: Car Sz **1** **Detached**

Carport Sz

Stove

Lot Inf **Treed**

Poss

Frplc **Masonry**

Terms **Conv, Cash**

Pwr Co

Wtr Co

Clsg Agt

Condo/PUD

Mo Assmt

Pays:

Manuf Homes Info: Sp # Mo Lot rent Make Width Lgth L&I Insp Title Elim Ln/Hm Pkg

Serial # Mfg Size Park feat Foundation

Flipper dream home! Investors take note! High upside on this fixer-upper in the desirable South Hill Cliff-Cannon area. Listed low, comps show that it will easily sell a lot more. Fantastic neighborhood, great schools, close to parks. Get your tools ready for a flipping opportunity that will pay off!

Lee Arnold is the listing agent, also a managing member of the Secured Investment High Yield Fund II.

Agt

Rmks

Directions

Excludes

Virtual Tour

Contact name

Showing Info **Lbx, Vacant**

Occupant

2nd Contact

List Agent **Lee Arnold - Main: 801-574-4020**

Lic. # **25890**

lee@securedinvestmentcorp.com

List Office **Keller Williams Spokane - Main - Office: 509-458-4000**

Lic. # **51965**

Fax: 509-458-4001

2nd List Agt **Lori Petersen-Phillips - Phone: 509-953-1000**

Listing Office 1 - E-Mail

firbroker@kwspokane.com

Sale Agent

Sale Ofc

Days on Mrkt **0**

Original LP **\$169,900**

How sold

Sale Price

Input Date **3/1/2017** Off Mkt Date

Last Status Chg **3/1/2017**

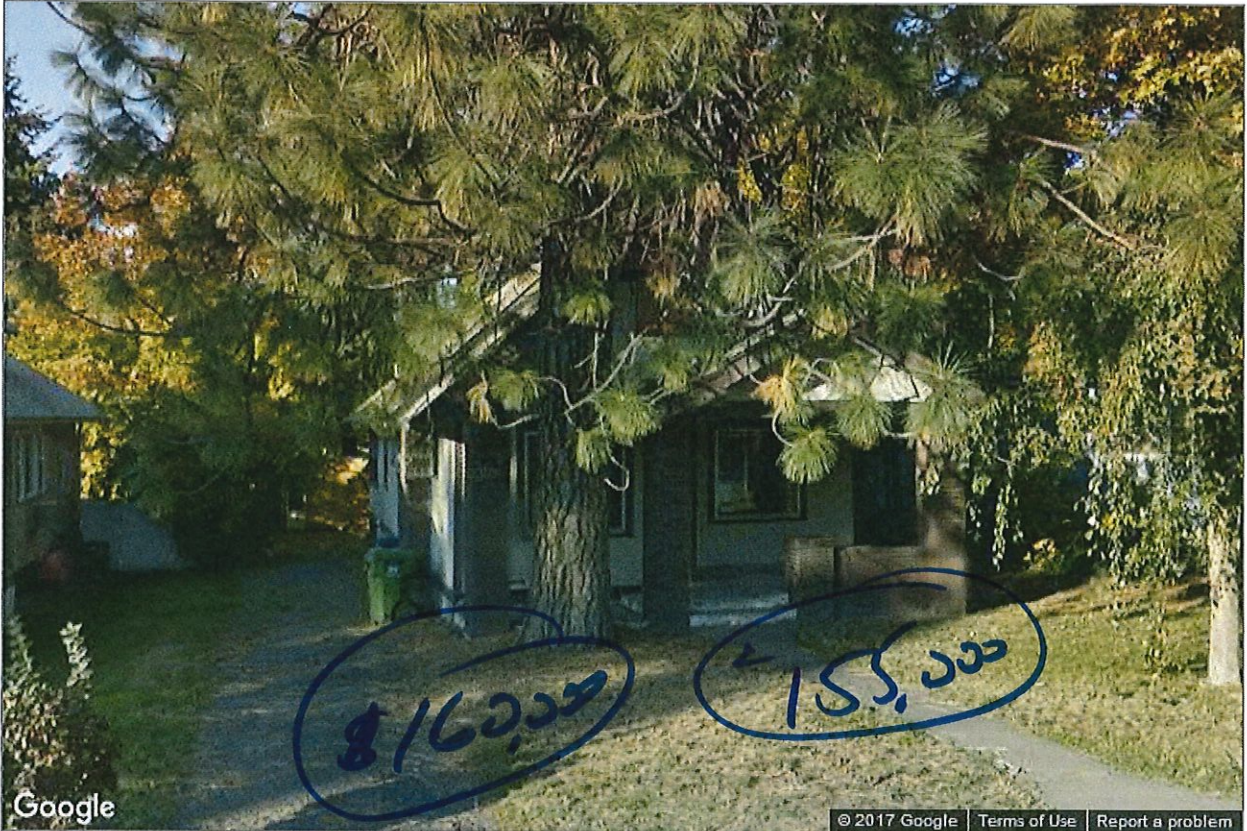
Pending Date

Closed Date

Information deemed reliable but not guaranteed.

MINI PROPERTY REPORT

1008 W 14th Ave, Spokane, WA 99204



Presented by
Lee Arnold

44,500
 136,500

Mobile: (801) 574-4020 | Fax: (509) 458-4001

Keller Williams

AS IS - 249,900
 ALU - 379,900

Open to - 44,500
 Robert - 230,000
 SW - 165,000
 Amy - 185,000
 Mike - 202,000
 209,100
 June - 46,000
 Amy - 109,000
 Christian - 120,000
 Jan - 150,000
 125,000
 130,000
 135,000
 160,000
 Steve - 209,000
 200,000

1008 W 14th Ave, Spokane, WA 99204



Legend: 📌 Subject Property

OFF MARKET

- Preforeclosure
- Notice of Trustee Sale

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

1. Wholesale - 14 days
 2. Retail - fix & flip. 40 days
 3. Sell on contract or lease option
 4. Rental Property
 5. ALWAYS INVEST ON Yield
 NOT Profit!

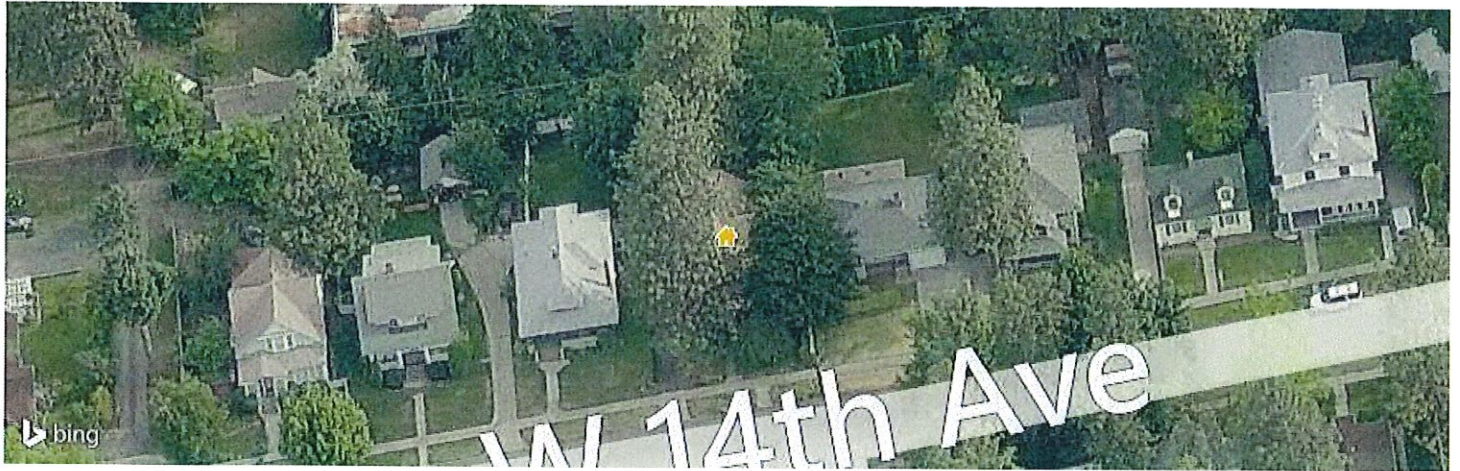
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	-	-
Property Subtype	Single Family	-	-
Bedrooms	3	-	-
Total Baths	2	-	-
Full Baths	1	-	-
Partial Baths	1	-	-
Living Area (sq ft)	3,255	-	-
Lot Size	6,665 sq ft	-	-
Lot Dimensions	6650 SF	-	-
Year Built	1907	-	-
Total Rooms	6	-	-
Style	Conventional	-	-
Roofing	Composition Shingle	-	-
Heating	Forced air unit	-	-
Cooling	None	-	-
Fireplaces	Yes	-	-
Basement	Full Basement	-	-
Foundation	Stone	-	-
Exterior Walls	Siding (Alum/Vinyl)	-	-
Number of Stories	2	-	-

Homeowner Facts

Owner Name (Public)	Dawson & Meade
Mailing Address	1300 W Dean Ave Spokane WA 99201-2015

Extended Home Facts



Legend: ★ Subject Property

Interior Details

Number of Plumbing Fixtures	6
1st Floor	1090 sq ft
Upper Story	1090 sq ft
Porch enclosed	213 sq ft
Porch - Open	197 sq ft

Exterior Details

Lot Size - Square Feet	6665 sq ft
Lot Size - Acres	0.153 ac
Roof Type	GABLE OR HIP

Location Details

Walkability Score (out of 5) Overall: 3.4 | Amenity: 3.3 | Leisure: 3.9

Other Details

Effective Year Built	1907
Building Condition	Good
Building Quality	C
Wood Deck	213
Wood Deck	197

Property History

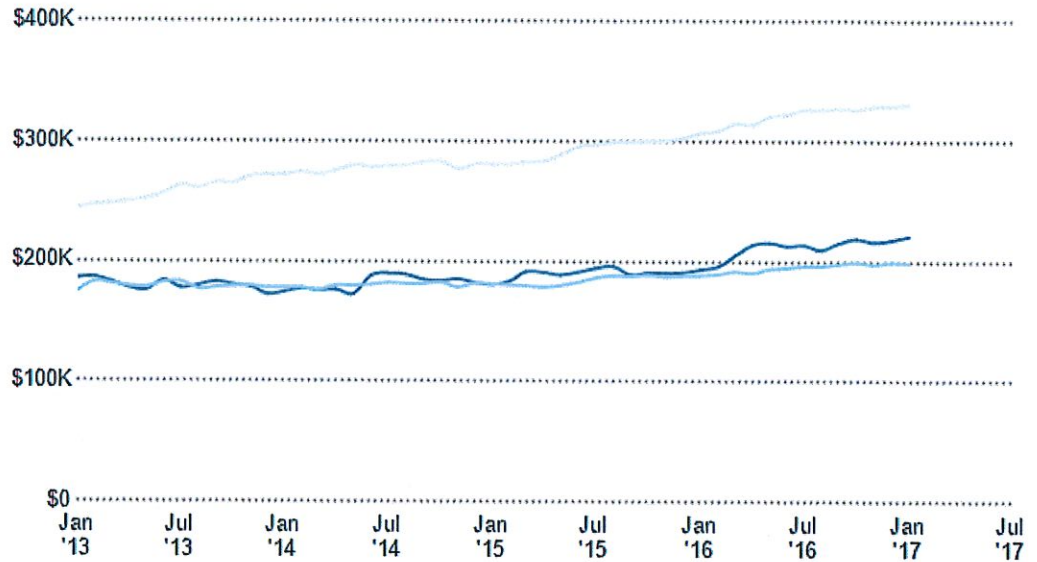
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- 99204
- Spokane County
- Washington



Assessed Values

Date	Improvements	Land	Total	Tax
2016	\$145,200	\$28,000	\$173,200	\$2,419
2015	\$141,700	\$28,000	\$169,700	\$2,423
2014	\$141,700	\$27,000	\$168,700	\$2,400
2013	-	-	-	\$2,149
2012	-	-	-	\$2,144
2011	-	-	-	\$2,107
2010	-	-	-	\$1,883
2007	\$136,500	\$23,000	\$159,500	-

Legal Description

Parcel Number: 35193.3219 Zoning: - Census Tract: 530630040.002031 Abbreviated Description: SEC/TWN/RNG/MER: SEC 19 T1W1N 25N R1G 43E CLIFF PK RES L20 B4 City/Municipality/Township: Spokane, WA 99204

Mortgage Records

Recording Date	6/23/2010
Borrower Name	EDWARD A DAWSON, MARCIA M MEADE
Lender Name	BARBARA J LAMB
Lender Type	Private Party (individual)
Loan Amount	\$30,000
Document Number	5910845
Loan Type	Unknown
Contract Date	3/22/2010
TD Due Date	7/7/2012

missed Foreclosed

\$45,222

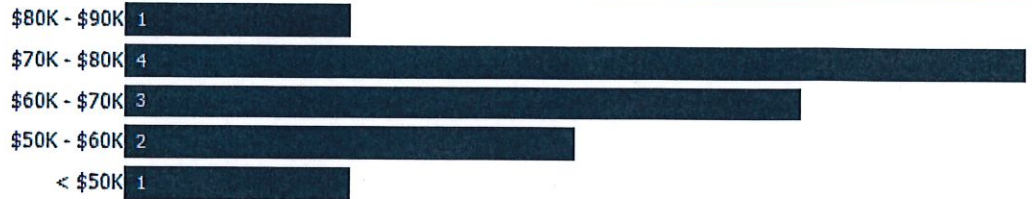
Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Comps



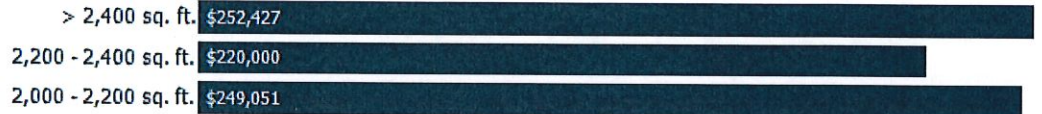
Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Comps



Neighborhood: Housing Stats and Charts

	99204	Spokane	Spokane County	Washington	USA
Median Estimated Home Value	\$221K	\$189K	\$199K	\$331K	\$222K
Estimated Home Value 12-Month Change	+14.4%	+6%	+5.6%	+7.8%	-
Median List Price	\$225K	\$200K	\$225K	\$250K	\$85.9K
List Price 1-Month Change	-7.2%	+2.5%	+0.8%	+0.4%	-2.4%
List Price 12-Month Change	-4.1%	+4.9%	+5.5%	+11.1%	+1.2%
Median Home Age	83	58	52	43	45
Own	29%	55%	63%	63%	64%
Rent	71%	45%	37%	38%	36%
\$ Value of All Buildings for which Permits Were Issued	-	-	\$238M	\$3.89B	\$102B
% Change in Permits for All Buildings	-	-	+14%	+12%	+2%
% Change in \$ Value for All Buildings	-	-	+16%	+22%	+7%

Median Sales Price vs. Sales Volume

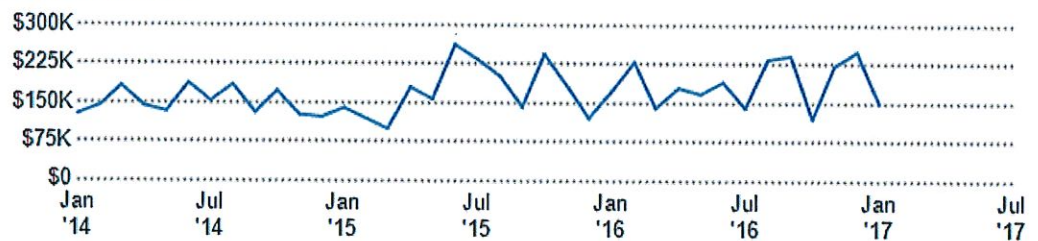
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

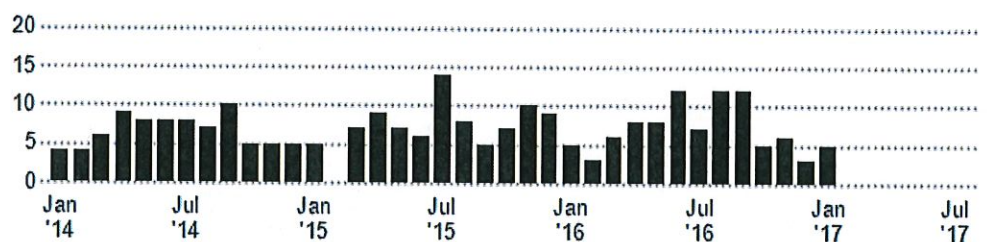
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

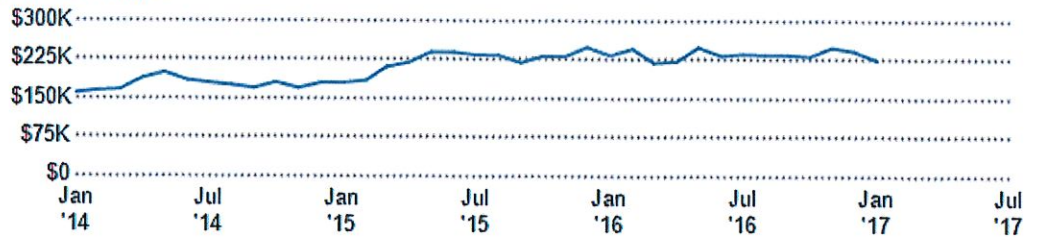
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

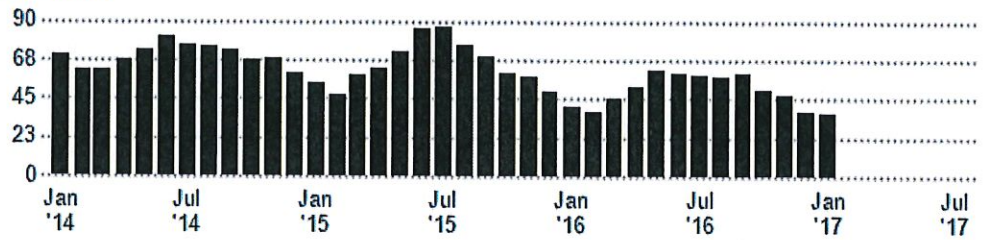
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



REPLACEMENT COST ESTIMATOR

<p>Number of Floors <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3+</p> <p>Is the property on an historic registry? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Has the property been completely renovated in the last 40 years? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Debris Removal (state from 1% to 25%): _____</p>	<p>Construction Quality (select one)</p> <p><input type="checkbox"/> Above Average / Upgraded</p> <p><input type="checkbox"/> Average / Standard</p> <p><input type="checkbox"/> Basic / Economic</p> <p><input type="checkbox"/> Expensive / Custom</p> <p><input type="checkbox"/> Modest / Fair</p> <p><input type="checkbox"/> Opulent / Museum Quality</p> <p><input type="checkbox"/> Very Expensive / Luxury</p>	<p>Does the property have a basement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Basement Square Footage: _____</p> <p>Basement Year Built: _____</p> <p>Basement Type (select one)</p> <p><input type="checkbox"/> Basement, Finished below grade</p> <p><input type="checkbox"/> Basement, Finished walk out</p> <p><input type="checkbox"/> Basement, Partially finished</p> <p><input type="checkbox"/> Basement, Partially finished walk out</p> <p><input type="checkbox"/> Basement, Unfinished</p> <p><input type="checkbox"/> Basement, Unfinished walk out</p>																																																												
<p>Does the property have a deck? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Deck Square Footage: _____</p> <p>Deck Year Built: _____</p> <p>Deck Type (select one)</p> <p><input type="checkbox"/> Deck, Specially wood</p> <p><input type="checkbox"/> Deck, Synthetic lumber</p> <p><input type="checkbox"/> Deck, Wood</p>	<p>Does the property have a porch? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Porch Square Footage: _____</p> <p>Porch Year Built: _____</p> <p>Porch Type (select one)</p> <p><input type="checkbox"/> Porch, Enclosed</p> <p><input type="checkbox"/> Porch, Open</p>	<p>Does the property have a Garage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Garage Square Footage: _____</p> <p>Garage Year Built: _____</p> <p>Garage Type (select one)</p> <p><input type="checkbox"/> Carport</p> <p><input type="checkbox"/> Garage, Attached</p> <p><input type="checkbox"/> Garage, Built-in</p>																																																												
<p>Does the property have other areas? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Other Area Type (select all that apply)</th> <th style="width: 15%;">Square Footage</th> <th style="width: 15%;">Year Built</th> <th style="width: 40%;">Other Area Type (select all that apply)</th> <th style="width: 15%;">Square Footage</th> <th style="width: 15%;">Year Built</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Attic</td><td>_____</td><td>_____</td> <td><input type="checkbox"/> Living Area Finished</td><td>_____</td><td>_____</td> </tr> <tr> <td><input type="checkbox"/> Balcony</td><td>_____</td><td>_____</td> <td><input type="checkbox"/> Living Area Unfinished</td><td>_____</td><td>_____</td> </tr> <tr> <td><input type="checkbox"/> Breeze Way</td><td>_____</td><td>_____</td> <td><input type="checkbox"/> Passageway</td><td>_____</td><td>_____</td> </tr> <tr> <td><input type="checkbox"/> Carport</td><td>_____</td><td>_____</td> <td><input type="checkbox"/> Patio, Covered</td><td>_____</td><td>_____</td> </tr> <tr> <td><input type="checkbox"/> Cellar</td><td>_____</td><td>_____</td> <td><input type="checkbox"/> Pergola</td><td>_____</td><td>_____</td> </tr> <tr> <td><input type="checkbox"/> Crawl Space</td><td>_____</td><td>_____</td> <td><input type="checkbox"/> Storage Area w/Breakaway Walls</td><td>_____</td><td>_____</td> </tr> <tr> <td><input type="checkbox"/> Greenhouse</td><td>_____</td><td>_____</td> <td><input type="checkbox"/> Storage Area, Above Ground</td><td>_____</td><td>_____</td> </tr> <tr> <td><input type="checkbox"/> Half Story</td><td>_____</td><td>_____</td> <td><input type="checkbox"/> Storage Area, Below Ground</td><td>_____</td><td>_____</td> </tr> <tr> <td><input type="checkbox"/> Lanai</td><td>_____</td><td>_____</td> <td><input type="checkbox"/> Three-quarter Story</td><td>_____</td><td>_____</td> </tr> </tbody> </table>			Other Area Type (select all that apply)	Square Footage	Year Built	Other Area Type (select all that apply)	Square Footage	Year Built	<input type="checkbox"/> Attic	_____	_____	<input type="checkbox"/> Living Area Finished	_____	_____	<input type="checkbox"/> Balcony	_____	_____	<input type="checkbox"/> Living Area Unfinished	_____	_____	<input type="checkbox"/> Breeze Way	_____	_____	<input type="checkbox"/> Passageway	_____	_____	<input type="checkbox"/> Carport	_____	_____	<input type="checkbox"/> Patio, Covered	_____	_____	<input type="checkbox"/> Cellar	_____	_____	<input type="checkbox"/> Pergola	_____	_____	<input type="checkbox"/> Crawl Space	_____	_____	<input type="checkbox"/> Storage Area w/Breakaway Walls	_____	_____	<input type="checkbox"/> Greenhouse	_____	_____	<input type="checkbox"/> Storage Area, Above Ground	_____	_____	<input type="checkbox"/> Half Story	_____	_____	<input type="checkbox"/> Storage Area, Below Ground	_____	_____	<input type="checkbox"/> Lanai	_____	_____	<input type="checkbox"/> Three-quarter Story	_____	_____
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<p>Does the property have any unique items (custom bar, sauna, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe the custom items: _____</p> <p>_____</p> <p>_____</p> <p>Total amount of insurance on custom items: _____</p>	<p>Dwelling Shape (select one)</p> <p><input type="checkbox"/> Contemporary</p> <p><input type="checkbox"/> L-Shaped</p> <p><input type="checkbox"/> Rectangular</p> <p><input type="checkbox"/> Square</p> <p><input type="checkbox"/> Unique</p>	<p>Slope of Site (select one)</p> <p><input type="checkbox"/> Flat</p> <p><input type="checkbox"/> Slight</p> <p><input type="checkbox"/> Moderate</p> <p><input type="checkbox"/> Steep</p> <p><input type="checkbox"/> Very Steep</p>																																																												
<p>Locale (select one)</p> <p><input type="checkbox"/> Beachfront</p> <p><input type="checkbox"/> City, Large</p> <p><input type="checkbox"/> City, Medium</p> <p><input type="checkbox"/> City, Small</p> <p><input type="checkbox"/> Coastal</p> <p><input type="checkbox"/> Gated Community</p> <p><input type="checkbox"/> Remote, Very</p> <p><input type="checkbox"/> Rural</p> <p><input type="checkbox"/> Suburban</p>	<p>Roof Configuration (select one)</p> <p><input type="checkbox"/> Flat</p> <p><input type="checkbox"/> Gable</p> <p><input type="checkbox"/> Gable with Dormers</p> <p><input type="checkbox"/> Gambrel</p> <p><input type="checkbox"/> Hip</p> <p><input type="checkbox"/> Hip with Gambrel Dormers</p> <p><input type="checkbox"/> Mansard</p> <p><input type="checkbox"/> Multi-level Contemporary</p> <p><input type="checkbox"/> Salt Box</p> <p><input type="checkbox"/> Shed</p>	<p>Foundation Type (select one)</p> <p><input type="checkbox"/> Brick</p> <p><input type="checkbox"/> Concrete Block</p> <p><input type="checkbox"/> Concrete Slab</p> <p><input type="checkbox"/> Fieldstone</p> <p><input type="checkbox"/> Holland Clay Tile</p> <p><input type="checkbox"/> No Permanent Foundation</p> <p><input type="checkbox"/> Pier</p> <p><input type="checkbox"/> Pier and Beam</p> <p><input type="checkbox"/> Pilings</p> <p><input type="checkbox"/> Poured Concrete</p> <p><input type="checkbox"/> Stone</p> <p><input type="checkbox"/> Stone Rubble and Mortar</p> <p><input type="checkbox"/> Treated Wood</p>																																																												
<p>Dwelling Style (select one)</p> <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Contemporary</td> <td><input type="checkbox"/> Ranch</td> </tr> <tr> <td><input type="checkbox"/> A-Frame</td> <td><input type="checkbox"/> Split Level</td> </tr> <tr> <td><input type="checkbox"/> Cottage</td> <td><input type="checkbox"/> Townhouse</td> </tr> <tr> <td><input type="checkbox"/> Adobe</td> <td><input type="checkbox"/> Tri-level</td> </tr> <tr> <td><input type="checkbox"/> Basic</td> <td><input type="checkbox"/> Victorian</td> </tr> <tr> <td><input type="checkbox"/> Bi-level</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Mediterranean</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Bungalow</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Pueblo</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Cape Cod</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Queen Anne</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Colonial</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Rambler</td> <td></td> </tr> </table>			<input type="checkbox"/> Contemporary	<input type="checkbox"/> Ranch	<input type="checkbox"/> A-Frame	<input type="checkbox"/> Split Level	<input type="checkbox"/> Cottage	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Adobe	<input type="checkbox"/> Tri-level	<input type="checkbox"/> Basic	<input type="checkbox"/> Victorian	<input type="checkbox"/> Bi-level		<input type="checkbox"/> Mediterranean		<input type="checkbox"/> Bungalow		<input type="checkbox"/> Pueblo		<input type="checkbox"/> Cape Cod		<input type="checkbox"/> Queen Anne		<input type="checkbox"/> Colonial		<input type="checkbox"/> Rambler		<p>Primary Exterior (select one)</p> <p><input type="checkbox"/> Adobe</p> <p><input type="checkbox"/> Aluminum Siding</p> <p><input type="checkbox"/> Brick Masonry</p> <p><input type="checkbox"/> Cedar Siding</p> <p><input type="checkbox"/> Cement Fiber</p> <p><input type="checkbox"/> Clapboard</p> <p><input type="checkbox"/> Concrete Block</p> <p><input type="checkbox"/> Decorative Wood Shingle</p> <p><input type="checkbox"/> Driv / EIFS</p> <p><input type="checkbox"/> Half Log Siding</p> <p><input type="checkbox"/> Hardboard</p> <p><input type="checkbox"/> Local Stone</p> <p><input type="checkbox"/> Log</p> <p><input type="checkbox"/> Masonite</p> <p><input type="checkbox"/> Metal Siding</p> <p><input type="checkbox"/> Redwood Siding</p> <p><input type="checkbox"/> Steel Siding</p> <p><input type="checkbox"/> Stucco</p> <p><input type="checkbox"/> Veneer, Face Brick</p> <p><input type="checkbox"/> Vinyl Siding</p> <p><input type="checkbox"/> Wood Shake / Shingle</p> <p><input type="checkbox"/> Wood Siding</p>																																	
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<input type="checkbox"/> Colonial																																																														
<input type="checkbox"/> Rambler																																																														



First American

myFirstAm® Street Map

1008 W 14th Ave, Spokane, WA 99204





First American

*my*FirstAm® Combined Report

1008 W 14th Ave, Spokane, WA 99204

Property Address:

**1008 W 14th Ave
Spokane, WA 99204**



First American

myFirstAm® Transaction History

1008 W 14th Ave, Spokane, WA 99204

Transaction History provides records for the past ten years. To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#) .

History Record # 1 : FORECLOSURE

Recording Date: 10/18/2016

Recorded Doc #: 000006545277

Document Type: Notice of Sale

Vesting Type:

History Record # 2 : FORECLOSURE

Recording Date: 12/10/2014

Recorded Doc #: 000006354079

Document Type: Release of Lis Pendens/Notice

Vesting Type:

History Record # 3 : FORECLOSURE

Recording Date: 08/27/2014

Recorded Doc #: 000006329382

Document Type: Notice of Sale

Vesting Type:

History Record # 4 : FORECLOSURE

Recording Date: 03/27/2013

Recorded Doc #: 000006191701

Document Type: Release of Lis Pendens/Notice

Vesting Type:

Continued on next page...

Value now? 249,000
 ACV -> ? 379,900
349,900

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Tot. Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
35193.3219	1008 W 14th Ave, Spokane, WA 99204	\$44,500	1907	3	2	1890		

Comparable Sales

A. 35193.3218	1004 W 14th AVE , Spokane, WA 99204	\$245,000	1954	3	2	1840	11/17/2016	0.01 mi
B. 35193.2103	1217 S Madison ST , Spokane, WA 99204	\$240,000	1925	4	1	2156	09/14/2016	0.08 mi
C. 35193.3303	811 W 13Th AVE , Spokane, WA 99204	\$249,900	1929	4	2	2116	12/30/2016	0.13 mi
D. 35302.0904	1115 W 15th AVE , Spokane, WA 99203	\$178,777	1928	4	2	1744	02/10/2017	0.15 mi
E. 35193.2605	1303 S Adams ST , Spokane, WA 99204	\$220,000	1905	3	1	1704	10/31/2016	0.19 mi
F. 35302.1505	1018 W 17th AVE , Spokane, WA 99203	\$297,600	1950	4	2	1746	11/01/2016	0.22 mi
G. 35302.2203	1117 W 17th AVE , Spokane, WA 99203	\$272,700	1967	4	3	2104	10/25/2016	0.27 mi
H. 35193.1704	1317 W 11Th AVE , Spokane, WA 99204	\$265,000	1906	4	2	2012	09/16/2016	0.29 mi
I. 35301.0505	603 W 15th AVE , Spokane, WA 99203	\$193,000	1948	4	3	1937	09/12/2016	0.29 mi
J. 25244.1210	1414 W 14th AVE , Spokane, WA 99204	\$234,000	1910	3	2	1852	09/14/2016	0.31 mi
K. 35302.1904	1323 W 16th AVE , Spokane, WA 99203	\$204,500	1985	3	2	1658	01/06/2017	0.31 mi
L. 35302.2001	1702 S Adams ST , Spokane, WA 99203	\$379,000	1915	2	2	2157	10/07/2016	0.34 mi
M. 35302.2807	1028 W 19th AVE , Spokane, WA 99203	\$345,100	1925	3	2	1761	09/15/2016	0.36 mi
N. 25244.0212	1508 W 11Th AVE , Spokane, WA 99204	\$200,000	1906	4	2	2050	11/29/2016	0.40 mi
O. 25251.1707	1723 S Maple BLVD , Spokane, WA 99203	\$313,000	1941	4	2	1897	01/05/2017	0.44 mi
P. 25251.1409	1644 S Maple BLVD , Spokane, WA 99203	\$295,000	1938	3	2	1866	11/04/2016	0.48 mi
Q. 35301.2211	1927 S Stevens ST , Spokane, WA 99203	\$425,000	1939	3	2	2050	12/06/2016	0.49 mi
R. 35302.4001	703 W 20th AVE , Spokane, WA 99203	\$301,000	1910	4	2	2089	11/03/2016	0.52 mi
S. 25244.2403	1737 W 11Th AVE , Spokane, WA 99204	\$288,500	1905	3	1	1756	01/19/2017	0.58 mi
T. 35303.0801	2204 S Jefferson ST , Spokane, WA 99203	\$260,000	1922	2	2	1684	09/27/2016	0.62 mi
U. 35303.1301	2206 S Wall ST , Spokane, WA 99203	\$375,000	1978	3	3	2054	12/09/2016	0.64 mi
V. 35301.2503	2014 S Bernard ST , Spokane, WA 99203	\$242,500	1946	3	2	1995	11/07/2016	0.65 mi

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Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Tot. Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
35193.3219	1008 W 14th Ave, Spokane, WA 99204	\$44,500	1907	3	2	1890		

Comparable Sales

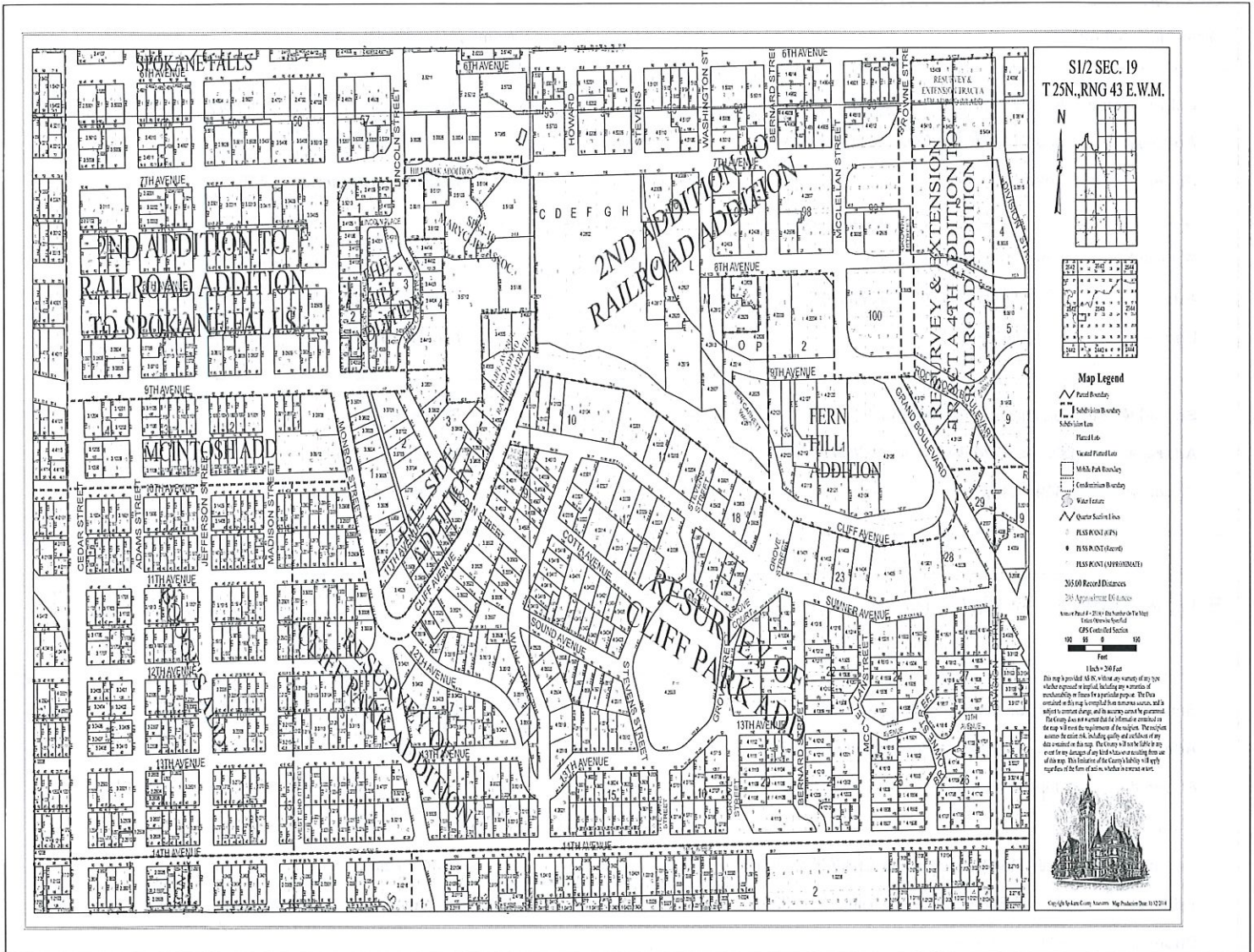
W. 25244.5110	1810 W 9th AVE , Spokane, WA 99204	\$220,000	1904	3	2	1980	12/19/2016	0.68 mi
X. 35304.0801	403 W 21st AVE , Spokane, WA 99203	\$280,000	1976	3	3	2092	10/21/2016	0.70 mi
Y. 35303.2803	1011 W 25th AVE , Spokane, WA 99203	\$264,325	1927	3	2	1763	10/14/2016	0.79 mi



First American

myFirstAm® Tax Map

1008 W 14th Ave, Spokane, WA 99204



Private Schools (within 5 miles)

School Name: Southside Christian School	Grade Span: Elementary
Address: 401 E 30Th Ave Spokane WA 99203	Distance: 1.5 mi.
Phone #: 509-838-8139	
School Name: Cornerstone Christian Academy	Grade Span: Other
Address: 1801 E 29Th Ave Spokane WA 99203	Distance: 2.24 mi.
Phone #: 509-835-1235	
School Name: St Aloysius Catholic School	Grade Span: Elementary
Address: 611 E Mission Ave Spokane WA 99202	Distance: 2.35 mi.
Phone #: 509-489-7825	
School Name: Beautiful Savior Preschool And Kindergarten	Grade Span: Elementary
Address: 4320 S Conklin St Spokane WA 99203	Distance: 2.42 mi.
Phone #: 509-747-6806	
School Name: Palisades Christian Academy	Grade Span: Other
Address: 1115 N Government Way Spokane WA 99224	Distance: 3 mi.
Phone #: 509-325-1985	
School Name: Kindercare Learning Center 1266	Grade Span: Elementary
Address: 3201 E 26Th Ave Spokane WA 99223	Distance: 3.09 mi.
Phone #: 509-534-2319	
School Name: Spokane Montessori School	Grade Span: Elementary
Address: 1909 N Wright Dr Spokane WA 99224	Distance: 3.11 mi.
Phone #: 509-328-6466	
School Name: All Saints Catholic School	Grade Span: Elementary
Address: 3510 E 18Th Ave Spokane WA 99223	Distance: 3.2 mi.
Phone #: 509-534-1098	

Continued on next page...

Address:	928 W 14th Ave, Spokane, WA 99204	Owner(s):	Langsam Marvin A Langsam Virginia D
APN:	35193.3216	Sale Amount:	\$173,000
Bed(s) / Total Bath(s):	3 / 3	Square Feet:	1,752
Use Code:	SFR	# Units:	1
		Sale Date:	09/19/2013
		Year Built:	1947
		Lot Size:	.1527

Address:	929 W 13Th Ave, Spokane, WA 99204	Owner(s):	Davidson Antoinette Jo
APN:	35193.3206	Sale Amount:	\$38,800
Bed(s) / Total Bath(s):	3 / 2	Square Feet:	1,873
Use Code:	SFR	# Units:	1
		Sale Date:	12/15/1997
		Year Built:	1908
		Lot Size:	.1527

Address:	1023 W 13Th Ave, Spokane, WA 99204	Owner(s):	Bosevich Angela Tagnani David J
APN:	35193.3201	Sale Amount:	\$139,900
Bed(s) / Total Bath(s):	3 / 1	Square Feet:	1,239
Use Code:	SFR	# Units:	1
		Sale Date:	06/14/2010
		Year Built:	1908
		Lot Size:	.1221

Address:	924 W 14th Ave, Spokane, WA 99204	Owner(s):	Culpepper Timothy M & Elizabeth T
APN:	35193.3215	Sale Amount:	\$345,200
Bed(s) / Total Bath(s):	3 / 2	Square Feet:	2,824
Use Code:	SFR	# Units:	1
		Sale Date:	05/05/2016
		Year Built:	1910
		Lot Size:	.1527

Address:	1401 S Monroe St, Spokane, WA 99203	Owner(s):	Anderson James F Anderson Lisa K
APN:	35302.0206	Sale Amount:	
Bed(s) / Total Bath(s):	6 / 4	Square Feet:	3,822
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1912
		Lot Size:	.163

Address:	1009 W 14th Ave, Spokane, WA 99204	Owner(s):	Mcdonald Brian W
APN:	35302.0302	Sale Amount:	\$165,000
Bed(s) / Total Bath(s):	4 / 2	Square Feet:	1,584
Use Code:	SFR	# Units:	1
		Sale Date:	01/30/2014
		Year Built:	1908
		Lot Size:	.1304

Address:	917 W 13Th Ave, Spokane, WA 99204	Owner(s):	Calbick Bradley T
APN:	35193.3208	Sale Amount:	\$175,000
Bed(s) / Total Bath(s):	3 / 2	Square Feet:	1,884
Use Code:	SFR	# Units:	1
		Sale Date:	08/28/2012
		Year Built:	1906
		Lot Size:	.1527

Continued on next page...

Address:	1032 W 14th Ave, Spokane, WA 99204	Owner(s):	Schermerhorn Daren Schermerhorn Pamela
APN:	35193.2804	Sale Amount:	\$75,130
Beds / Total Baths:	2 / 1	Square Feet:	1,256
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1922
		Lot Size:	.1148
Address:	920 W 14th Ave, Spokane, WA 99204	Owner(s):	Grassel Clinton G Grassel Brenda R
APN:	35193.3214	Sale Amount:	
Beds / Total Baths:	3 / 3	Square Feet:	1,366
Use Code:	SFR	# Units:	1
		Sale Date:	11/19/2010
		Year Built:	1947
		Lot Size:	.1527
Address:	1015 W 14th Ave, Spokane, WA 99204	Owner(s):	Lavigne Edwin W Iii Lavigne Katherine F
APN:	35302.0303	Sale Amount:	\$222,500
Beds / Total Baths:	3 / 2	Square Feet:	2,106
Use Code:	SFR	# Units:	1
		Sale Date:	10/28/2011
		Year Built:	1910
		Lot Size:	.163
Address:	1031 W 13Th Ave, Spokane, WA 99204	Owner(s):	Faulhaber
APN:	35193.2801	Sale Amount:	
Beds / Total Baths:	3 / 1	Square Feet:	1,068
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1929
		Lot Size:	.1177
Address:	1038 W 14th Ave, Spokane, WA 99204	Owner(s):	Galvan Theodore Galvan Irene C
APN:	35193.2803	Sale Amount:	\$300,000
Beds / Total Baths:	4 / 4	Square Feet:	2,510
Use Code:	SFR	# Units:	1
		Sale Date:	11/28/2011
		Year Built:	1935
		Lot Size:	.1148
Address:	1019 W 14th Ave, Spokane, WA 99204	Owner(s):	Hartman Alex
APN:	35302.0304	Sale Amount:	
Beds / Total Baths:	4 / 1	Square Feet:	1,654
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1902
		Lot Size:	.1597
Address:	909 W 13Th Ave, Spokane, WA 99204	Owner(s):	13Th Avenue West Condos Hmownrs Assoc
APN:	35193.4707	Sale Amount:	
Beds / Total Baths:	0 / 0	Square Feet:	
Use Code:	CONDOMINIUM	# Units:	1
		Sale Date:	
		Year Built:	
		Lot Size:	.3099

Continued on next page...

169,900 (A)

8,495

161,405

- 136,500

24,905 - net

5,097 - commissions.

30,000 → 360 ÷ 12
12 ÷ 6

131%

136,500
30,000
~~32,000~~
180,000

136,500 (B)
+ 130,000

236,500
→ 90 days 3 mths
→ 2 mths

379,900

- 37,990 (6 mths)

High Yield Funds

341,910
∴ 236,500

105,410

89% - Yield

3/15/2017

100,000 - Down

3rd Position

$$\begin{array}{r}
 350,000 \\
 \hline
 480,000 \\
 - 75,000 \\
 \hline
 525,000
 \end{array}$$

$$\begin{array}{r}
 725,000 \\
 \times 4.5\% \\
 \hline
 32,625
 \end{array}$$

Debt Service

months

$$\begin{array}{r}
 6 \text{ months} \\
 - 4,000 \\
 \hline
 24,000
 \end{array}$$

$$\begin{array}{r}
 163,375 \\
 \hline
 - 24,000 \\
 \hline
 140,220
 \end{array}$$

~~32,625~~

70,200

70,200

$$\begin{array}{r}
 140,220 \\
 - 30,000 \\
 \hline
 110,220
 \end{array}$$

SAN ANTONIO, TX

JAMES

Write THE offer!!!



Assessed 650,000
needs 50k
costs 725,000

~~599,900~~
499,900

→ 22523 LYNNRIDGE
SAN ANTONIO, TX

Seller will pay you back amount

! 285,000

- 175,000

20 150,000
225,000

100,000

275,000

510,000

WHAT IS IT WORTH?

725,000

WHAT CAN I GET IT FOR?

275,000 - 350,000
Ours.

will any

100,000

CHICAGO ILLINOIS

\$309,000

LOAN

- needs no repairs

-> APPR: \$350,000

~~EE~~

350,000
55%

65%

175%

Rent
3,000

167,500

135,000 .45#

1,787.50

2,300/month

- 3,000

700

x 12

8,400

4.2%