



807 South Verdugo Road, Glendale

As you drive by 807 South Verdugo, this home is awaiting a special buyer. The owners raised their 2 children in this 2 bedroom and 2 bath home, and enjoyed all of the luxuries that the Glendale community has to offer. From its Blue Ribbon Schools, its proximity to restaurants, shopping, churches and freeways, this home is a great find for your first time buyer. This could be the place that you call home. This home is being sold in its "AS IS" condition and the buyer is to satisfy himself with a home inspection. Seller will not make any repairs to the property but will clear termite and purchase a one year home warranty plan for the buyer.

Features include: 1,311 sq ft of living space on a 5,567 sq ft lot. Hard wood floors throughout, a formal dining room, eat-in kitchen, gas fireplace in the living room, washer/dryer hookups are located outside in the covered patio area, and a two-car garage.

So, please hurry so that you can be the special buyer who buys me and becomes a part of this wonderful neighborhood!

Mike Alequin Owner/Broker
DRE 01325873
A House **SOLD** Name!

Tel: **818.790.2349**

Cell: **818.414.2756**

Mike@AlequinProperties.com



Standard Sale
Offered at **\$529,000**

4026 Karen Lynn Dr, Glendale, CA 91206 Fax: 818.790.6485

www.AlequinProperties.com



There's no place like



Rent vs Own

807 S Verdugo Road Glendale, CA 91205

Nick Zohrabi

NMLS ID#333719

Office: 818-486-8878

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Monthly Home Ownership Analysis Summary

Rent 30 yr Fixed 22% down Conv Agency 30YR Fx FHA 30YR 3.5% down

| | | | | |
|-----------------|---------|-----------|-----------|-----------|
| Loan Amount: | NA | \$417,000 | \$423,200 | \$519,418 |
| Rate: | NA | 4.375% | 4.375% | 4.125% |
| APR: | NA | * 4.485% | * 4.479% | * 5.246% |
| Term(mos): | NA | 360 | 360 | 360 |
| Total Payment: | \$1,800 | \$2,699 | \$2,730 | \$3,666 |
| Tax Benefit: | \$0 | \$580 | \$586 | \$654 |
| Principal Paid: | \$0 | \$562 | \$570 | \$732 |

Net Monthly Payment: \$1,800 \$1,558 \$1,574 \$2,280

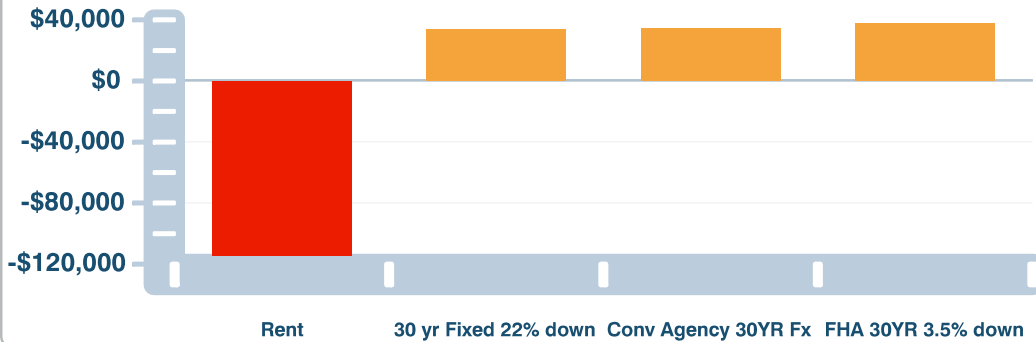
Net Monthly Savings: \$480 \$722 \$706 \$0

Purchase Price: NA \$529,000 \$529,000 \$529,000

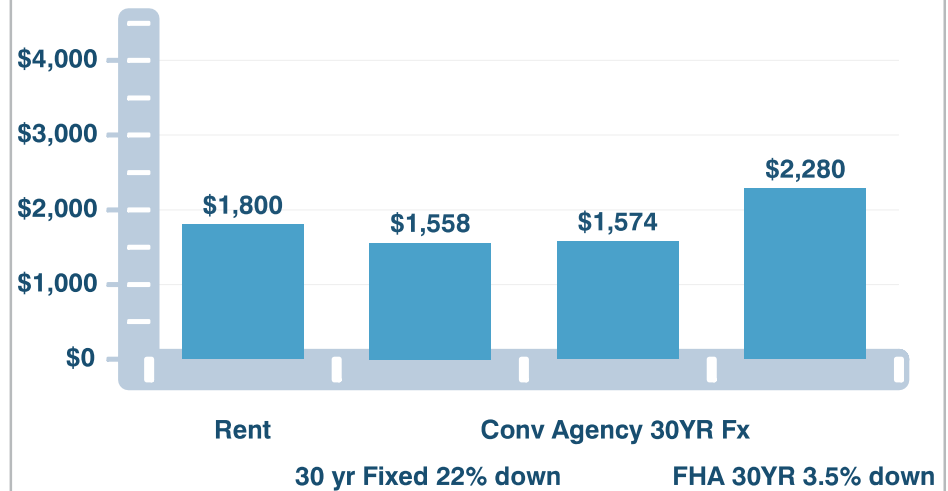
Cash to Close: NA \$117,347.00 \$110,947.00 \$23,662.00

Freedom Point: 30 yrs 30 yrs 30 yrs

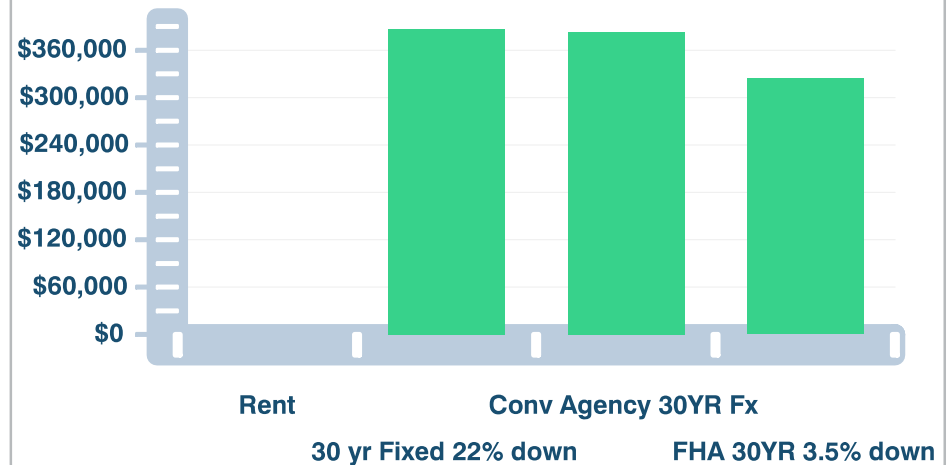
Rent vs Tax Benefit 60 Months



Net Monthly Payments



Net Worth in 15 Years



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* DISCLAIMER: The results above are based on (i) information provided by you, (ii) estimates of interest rates, your ability to save, your tax bracket, closing costs and other amounts, (iii) currently available loan programs and (iv) information and assumptions discussed with your advisor, all of which might change over time.

