



FRANK HANSON
602-740-0159

It's a Good Life!

JANUARY 2010



JANET HANSON
480-332-7226

The most profound assets we possess in our business are your respect and trust. The highest compliment we can receive is the opportunity to serve you or one of your friends or relatives. Please remember... We're never too busy to help those you care about. Give us a call when we can help. Toll Free 1-800-766-6343

OVER 50 YEARS COMBINED EXPERIENCE



\$8,000 homebuyer tax credit: Purchase must close before July 1, 2010

Call us if anyone you know would like help with this program! We have Referral agents available.

JANET HANSON JOINS THE HANSON HOME TEAM

I am pleased to announce that my wife, Janet, has chosen to join me once again in the world of real estate. In the nearly 12 years we have lived in Arizona she has been working in ancillary areas of the real estate industry but last August we decided it would be fun and productive to work together. She is working closely with me in the areas of closing, marketing, and customer service. We feel, with two principal members contributing to our home team we will be able to better assist our clients in buying and selling homes as well as offer an expanded range of real estate related services.

In the past 12 years I have personally helped nearly 75 people from Iowa purchase or sell real estate in Arizona. You may know someone who either lives here or would like to live here (or anywhere for that matter) that is in need of real estate assistance. Please remember that we are here to help. Give us a call or email us with their name and number and we will be happy to apply that good old Iowa work ethic toward serving their needs.

WILL SELL HOUSES FOR FOOD



Yes, that's correct, I'm selling houses for food. With every home I sell this year I am going to make a donation to a local food drive. The state of the economy has caused the food banks to be more in need of our help than ever. You can

help. When you, or someone you know, buys or sells a home using my services I will make a monetary donation to a food drive or food bank to help out. I encourage you to also help by making a donation of your own when you can. Thanks....

Our New Listings

See Page 3 for details



\$199,900



\$309,900



\$529,000



\$1,650,000



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LOOKING FOR SOME GOOD FAMILY FUN?

If you're in Mesa, AZ and looking for a night out that the whole family will enjoy consider visiting Organ Stop Pizza. Besides the great pizza, the main attraction of Organ Stop Pizza is the largest Wurlitzer theater organ in the world. The instrument was originally built for the Denver Theater and was installed in 1927. The organ was used to provide music for silent movies until the 1930's and was damaged extensively when a fire broke out in the auditorium. Organ Stop purchased the organ in the early 1970's and undertook the mammoth task of rebuilding the instrument. They have since made periodic changes to the organ and it now



boasts of 6,000 pipes and a series of percussion instruments like the xylophone, drums, and glockenspiel. When the music session is ready to begin, the organ and the musician rise from underneath the stage and are able to be viewed by the audience. The musician takes song requests from the audience that you can listen to while enjoying your pizza. If you make it out there be sure to request Phantom of the Opera, it's fantastic! Organ Stop Pizza is located at 1149 E Southern Ave. in Mesa, AZ. (near the SW corner of Stapley and Southern.) 480-813-5700

FORECLOSURE "RESCUE" SCAMS

Is someone you know facing the threat of losing their home to foreclosure? The Better Business Bureau warns to be careful of individuals and companies offering to "help" them out of their difficult financial situation. Consumer advocates report an increase in complaints about foreclosure "rescue" scams. These scams specifically target homeowners who are in financial distress. Scam operators advertise over the Internet, in local publications, plaster posters on street corners, and stick flyers in people's front doors or contact people whose homes are listed in public foreclosure notices.

In one scenario the scam operator offers to "buy" the homeowner's property by paying off the amount that is overdue on the loan. The homeowner then deeds the property over to a third party and is allowed to rent the property with the option to buy it back later. In many cases the initial mortgage has not been paid off and the deed was never transferred, as promised. In the end, not only is the homeowner faced with eviction from the home, but they still owe for the original loan amount. Also, signing over a deed in no way releases you from your mortgage responsibilities.

The Better Business Bureau advises consumers who are tempted by such offers to recognize that they are at real risk of losing money, equity, their home or all three. When you know someone facing foreclosure have them give me a call. I can recommend a local attorney or possibly help them sell the home using the "short sale" procedure.

CERTIFIED SHORT SALE NEGOTIATOR

This past August Frank completed the prescribed course of study and became certified as a short sale negotiator. A short sale is a transaction wherein the seller of a property owes more on the mortgage than the value of the property. It involves completing a complicated process with the lender in order to secure release of the lien without receiving full payment of the mortgage amount. When you know of someone wanting to sell their house but they owe more on it than what it is worth give Frank a call with their name and number and he will help them through the process. You can reach Frank at 602-740-0159 or at frank.hanson@azmoves.com

CACTUS LEAGUE SCHEDULE ??????

The Arizona Cactus League features 15 baseball teams that conduct their spring training in Arizona. Most of them train right here in the Valley. We have many visitors during spring training. It is a perfect time to experience the Arizona sunshine.

For those of you that might want to make a trip to the Valley to watch your favorite team, we have included the 2010 Cactus League Schedule for your convenience. You can visit www.cactusleague.com for ball park locations and maps. If you are making a trip to the Valley give us a call.

**FOR INFORMATION ON THESE PROPERTIES OR ANY PROPERTY FOR SALE CALL
FRANK HANSON Coldwell Banker Residential Brokerage 602-740-0159**



Well cared for 2 story

Newer wood laminate floor on main level, newer carpet on stairs and upstairs bedrooms, fresh interior and exterior paint, newer blinds, stone front. Great floor plan with double door bedroom on main level that is perfect for home office. 3 bedrooms up, 2 with Jack and Jill bath. Master features double sinks and separate tub and shower. Formal dining room and living room plus Island kitchen that is open to the family room. Nice grassy area and covered patio in private back yard. Move-in ready home that is not a short sale or bank owned property. No home owners association but a great area. Perfect family home! \$199,000

OH MY! WHAT A NICE PROPERTY.

2 bedroom plus a den, like new single level in age restricted community. Recently painted inside and out, tile in main living areas, carpet in bedrooms new 2009. Large kitchen with built-in desk, Corrian counters, top of the line appliances. Master bedroom has tray ceiling, plantation shutters, large bath with double sinks. Maytag Neptune washer / dryer included in spacious laundry room with sink and cabinetry. Desert landscape, N/S lot. 2 car garage with plenty of storage cabinets. Driveway, entry area and covered patio have epoxy finish. Retiring? You will want to live here! \$529,000



WOW, TALK ABOUT THE VIEWS!

See them all, Red Mountain, Four Peaks, The McDowells. Custom built home backing to preserve. Excellent condition, great location just a mile and a half from the 202. Tile in all the right places, wood laminate in the family room, granite counters and like new appliances in gourmet kitchen, 2 fireplaces, wrap around patio, zoned heat and cooling, central vac, large master suite with sliders to patio. Close to Red Mountain Country Club, golf, tennis, pool, fitness, and club house. Awsome! \$529,000

Exclusive Location

Fabulous mountain and city lights view plus an observation deck to enjoy it even more. 3/4 acre premium lot in guard gated community. 5,070 square feet, 5 BR, 4 Baths, split master plan. extensive tile, large living room, with fireplace, family room with game table area, spacious island kitchen with granite counters, and breakfast bar. Extensive view windows across the back of home bring the outdoors in! Master suite with sitting room exits to heated negative edge pool and spa, master bath has large jetted tub and dual shower. Neutral colors throughout. Outstanding! \$1,650,000



SEE OTHER SIDE FOR MORE LISTINGS

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BACK ON MARKET!

This beautiful home is not a short sale or foreclosure! Five bed/3.5 bath home on a half-acre + lot. Gourmet kitchen w/ huge island & breakfast bar, Corian counters, lots of cabinet and counter space and a walk-in pantry. Family room has a gas fireplace and surround-sound. A computer center opens to the family room & kitchen. Downstairs laundry has a sink and storage cabinets. First floor master includes walk-in closet, tub & shower and walks out to patio. Separate Den and office spaces also on first floor. Four spacious bedrooms upstairs & bonus room! Energy features include sunscreens and ceiling fans throughout. The backyard has a saltwater diving pool, spa and gazebo, extended length covered patio w/ceiling fans & cable! Four-car garage w/cabinets & workshop area. \$369,900



Beautiful single-level home

Cul-de-sac lot in Superstition Foothills. Open kitchen has granite countertops, stainless steel appliances and breakfast bar looking out to the great room with gas fireplace. This home is clean and well cared for with neutral décor and wood blinds throughout. Easy care desert landscaping in front and back. Backyard has a gorgeous upgraded gunite pool with waterfall, view fencing and plenty of room for entertaining. Lots of oom in the side yard to park your toys! \$275,000

Exquisite!

Not a short sale or Bank owned home. Exclusive gated community with only 23 homes. Well designed floor plan with vaulted ceilings and many upgrades. Wonderful kitchen and family room combo. Large Master Bedroom w/fireplace and direct exit to spa and pool. Additional bedrooms on opposite side of house with Jack & Jill bath & walk in closets. Den has a private entrance. Unbelievable back yard w/state of the art pool. Guesthouse studio has a full bath & separate entrance from the street. Don't miss this opportunity! Reduced to \$499,000



'Award Winning' Kyrene School District.

Highly desired area of Chandler, close to shopping, ASU, airport and freeways. Come see this 4 bedroom, 2.5 bathroom and 3 car garage home at a Prime Location. Near 'Desert Breeze Park'. Newly installed carpet upstairs. Downstair flooring features Slate Tiles and Hardwood floors. Kitchen boasts Granite tiled countertops and ALL NEW Stainless Steel appliances. NEW Washer and Dryer stays as well. **A/C unit and Hot Water Heater purchased and installed in 2009. Wooden window blinds throughout. North/ South exposure. (NOT a bank-owned or Short Sale.) Quick Response! \$259,900**

SEE OTHER SIDE FOR MORE LISTINGS