

Comparable Market Analysis

Friday, July 18, 2008

For

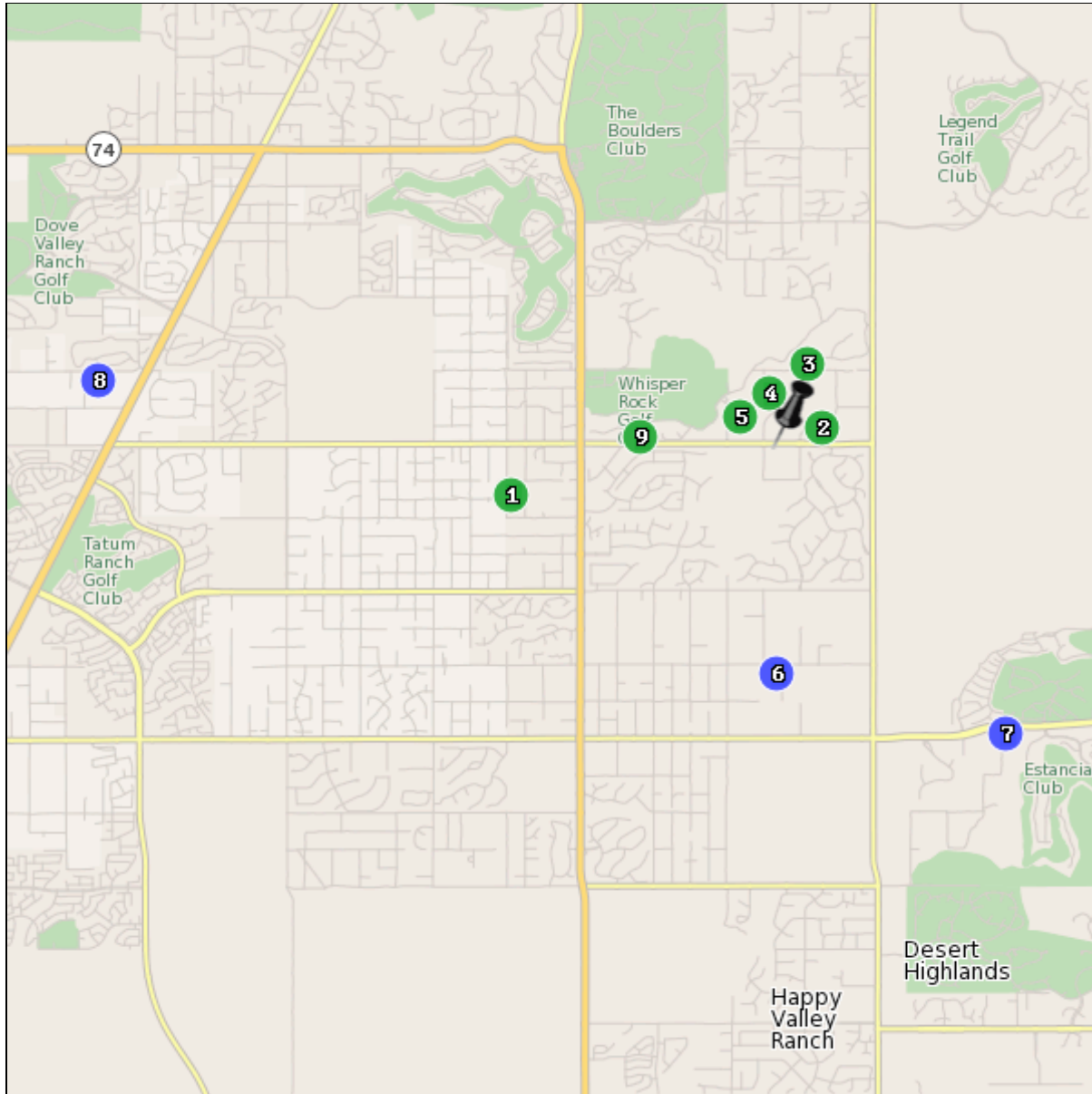
David Haney
31225 N. Black Cross Road
Scottsdale, Arizona 85266-1903

By

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This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.




Map of Subject And Comparable Properties








Legend	
● Active	● Sold
● Pending	● Temporary Off Market
● Cancelled	● Expired
<p> Subject: 31225 N. Black Cross Road Scottsdale Arizona 85266-1903</p>	
1. 0 N 68th , Scottsdale AZ 85331	2. 31447 N Granite Reef , Scottsdale AZ 85262
3. 8459 E old field , Scottsdale AZ 85262	4. 31823 E Ranch , Scottsdale AZ 85262
5. 31673 N RANCH , Scottsdale AZ 85262	6. 8275 E VIA DONA , Scottsdale AZ 85266
7. 28255 N 95th , Scottsdale AZ 85262	8. 4539 E Ashler Hills , Cave Creek AZ 85331
9. 7527 E Whisper Rock , Scottsdale AZ 85262	

Subject Property Description

Address	31225 N. Black Cross Road Scottsdale, Arizona 85266-1903
Lot Size Dimensions	
Apx Total Acres	4.5 acres
WWMAP Side	
Apx Total Acres G/N	4.5 acres
Tax District	

	Subject	2897023	2755160	2623479
				
	31225 N. Black Cross Road Scottsdale Arizona 85266-1903	0 N 68th ST Scottsdale AZ	31447 N Granite Reef RD Scottsdale AZ	8459 E old field RD Scottsdale AZ
List Price		\$689,000	\$765,000	\$825,000
Original List Price		\$689,000	\$987,000	\$1,275,000
Sold Price				
Agent Days on Market		226	454	664
Cumulative Days on Market		435	451	664
Status Date		12/11/2007	04/27/2007	09/26/2006
Status		Active	Active	Active
Adjustment				
Lot Size Dimensions		Irr	IRR	irr
Apx Total Acres	4.5 acres	2.50	4.60	2.53
WWMAP Side				
Apx Total Acres G/N	4.5 acres	G	G	G
Tax District				
Adjusted Price	\$777,750	\$689,000	\$765,000	\$825,000

	Subject	2816067	2994144	2931241
				
	31225 N. Black Cross Road Scottsdale Arizona 85266-1903	31823 E Ranch RD Scottsdale AZ	31673 N RANCH RD Scottsdale AZ	8275 E VIA DONA RD Scottsdale AZ
List Price		\$850,000	\$875,000	\$770,000
Original List Price		\$925,000	\$875,000	\$890,000
Sold Price				\$725,000
Agent Days on Market		536	65	78
Cumulative Days on Market		535	65	78
Status Date		08/01/2007	05/20/2008	05/30/2008
Status		Active	Active	Sold
Adjustment			+/-	+/-
Lot Size Dimensions		668 x 293	623X305	330X660
Apx Total Acres	4.5 acres	4.60	5.00	4.70
WWMAP Side				
Apx Total Acres G/N	4.5 acres	G	G	G
Tax District				
Adjusted Price	\$777,750	\$850,000	\$875,000	\$725,000

	Subject	2784525	2886138	2898845
				
	31225 N. Black Cross Road Scottsdale Arizona 85266-1903	28255 N 95th ST Scottsdale AZ	4539 E Ashler Hills DR Cave Creek AZ	7527 E Whisper Rock TRAIL Scottsdale AZ
List Price		\$875,000	\$949,900	\$795,000
Original List Price		\$950,000	\$1,095,000	\$9,950,000
Sold Price		\$775,000	\$833,250	
Agent Days on Market		278	120	221
Cumulative Days on Market		267	334	221
Status Date		03/05/2008	03/18/2008	04/09/2008
Status		Sold	Sold	Active
Adjustment			+/-	+/-
Lot Size Dimensions		IRR	IRR	Irr
Apx Total Acres	4.5 acres	2.55	4.79	2.69
WWMAP Side				
Apx Total Acres G/N	4.5 acres	G	N	G
Tax District				
Adjusted Price	\$777,750	\$775,000	\$833,250	\$795,000

Price Analysis

Summary of Closed Listings									
List #	Address	List Price	Agent Days on Market	Cumulative Days on Market	Sold Date	Sold Price	Total Adjustments	Adjusted Price	
2931241	8275 E VIA DONA RD, Scottsdale AZ	\$770,000	78	05/16/2008	\$	78	05/16/2008	\$725,000	- \$725,000
2784525	28255 N 95th ST, Scottsdale AZ	\$875,000	278	02/28/2008	\$	267	02/28/2008	\$775,000	- \$775,000
2886138	4539 E Ashler Hills DR, Cave Creek AZ	\$949,900	120	03/18/2008	\$	334	03/18/2008	\$833,250	- \$833,250

Summary of Active Listings									
List #	Address	Orig. List Price	Agent Days on Market	Cumulative Days on Market	List Price	Total Adjustments	Adjusted Price		
2897023	0 N 68th ST, Scottsdale AZ	\$689,000	226		\$	435	\$689,000	-	\$689,000
2755160	31447 N Granite Reef RD, Scottsdale AZ	\$987,000	454		\$	451	\$765,000	-	\$765,000
2623479	8459 E old field RD, Scottsdale AZ	\$1,275,000	664		\$	664	\$825,000	-	\$825,000
2816067	31823 E Ranch RD, Scottsdale AZ	\$925,000	536		\$	535	\$850,000	-	\$850,000
2994144	31673 N RANCH RD, Scottsdale AZ	\$875,000	65		\$	65	\$875,000	-	\$875,000
2898845	7527 E Whisper Rock TRAIL, Scottsdale AZ	\$9,950,000	221		\$	221	\$795,000	-	\$795,000

Low, Average, Median, and High Comparisons				
	Closed	Active	Overall	
Low	\$725,000	\$689,000	\$689,000	
Average	\$777,750	\$799,833	\$792,472	
Median	\$775,000	\$825,000	\$795,000	
High	\$833,250	\$875,000	\$875,000	

Overall Market Analysis (Unadjusted)											
Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Sale/List Price	Avg. Approx SQFT	Avg. List \$/Approx SQFT	Avg. Sold \$/Approx SQFT	Avg. DOM	
Closed	3	2,594,900	864,967	2,333,250	777,750	0.90	0	0.00	0.00	159	226
Active	6	4,799,000	799,833	0	0	0.00	0	0.00	0.00	361	395
Cancelled	1	275,000	275,000	0	0	0.00	2,069	132.91	0.00	198	196
Overall	10	7,668,900	766,890	2,333,250	777,750	0.90	2,069	132.91	0.00	284	325

Selection Criteria for Comparable Properties

Specified listings from the following search: Property types Land and Lots, Residential; Specified listings only of .

Listing Price Recommendation


Low	\$725,000
High	\$833,250
Recommended	\$777,750

Calculation Method: Recommended Price is generated using the average price of the comparables.
High/Low Prices are generated using the High/Low Price of the comparables

0 N 68th ST Scottsdale, AZ 85331

Client Report (1)

\$689,000

	2897023	Land and Lots	Active
	Apx SqFt: 108,900 Apx SqFt G/N: G Apx Total Acres: 2.5 Apx Total Acres G/N: G Apx Deeded Fee Acres: 2.5 Apx Leased Acres: 0 Lot Size Dimensions: Irr		Subdivision: None Marketing Name: Planned Cmty Name: Irrigation District: Street Frontage Name: Hun Block: 4000 N Map Code/Grid: H37
	Price Per Acre: 275,600 Price Per SqFt: 6.33		
	Ele Sch Dist: 093 - Cave Creek Unified District Elementary School: Jr. High School:		High School Dist #: 093 - Cave Creek Unified District High School:

Cross Streets: Lone Mountain & 68th St. **Directions:** Lone Mountain west to 68th Street to Lowden. on N.E. corner of 68th St. and Lowden


Remarks: Horse property - Large lot with great views of Black Mountain and others. Patio/Veranda on secong floor of two story will enhance all views and yield great night light views. Significan vegetation on this lot --- ideal for privacy and seclusion. Plans are available for a beautiful custom home ----

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 2.50 - 4.99 Acres Land Features: Corner Lot; Dual Street Ftg; Mountain View(s) Land Configuration: Elevation: 2,001 - 3,000 Ft Topography: Level Vegetation: Natural Vegetation; High Desert Horses: Other (SRmks) Special: Potential Use: Single Family Use Restrictions: Traffic Count: Current Density: Proposed Density:	Development Status: Raw Land; Plans Available Fencing: None Water: City Franchise; CAP Sewer: Sewer - Public; Sewer - Available Gas: None Distance to Cable: Under 350 Feet Distance to Electric: Under 350 Feet Distance to Gas: None Distance to Phone: Under 350 Feet Distance to Sewer: Under 350 Feet Distance to Water: Under 350 Feet Electric: APS; None Road Streets: Treated Environmental: None	County Code: Maricopa Legal Subdivision: AN: 216-67-155 Lot Number: 1 Town-Range-Section: -- Cty Bk&Pg: Taxes/Yr: \$ 1,700/2006 Equity: \$ 689000 Down Payment: \$ 0 Assessed Balance: 0 Assessed Yrs Left: 0 Reports/Disclosures: Seller Prop Disc Stm
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 435 / 226	List Price: \$ 689,000	Special Listing Cond:

31447 N Granite Reef RD Scottsdale, AZ 85262

Client Report (1)


\$765,000

	2755160	Land and Lots	Active
	Apx SqFt: 197,113 Apx SqFt G/N: G Apx Total Acres: 4.6 Apx Total Acres G/N: G Apx Deeded Fee Acres: 4.6 Apx Leased Acres: 0 Lot Size Dimensions: IRR # Lots in Listing: 1	Subdivision: Pinnacle Peak Ranchos Marketing Name: Planned Cmty Name: Irrigation District: Street Frontage Name: Granite Reef RD Hun Block: 31400 N Map Code/Grid: G37	
	Ele Sch Dist: 093 - Cave Creek Unified District Elementary School: Lone Mountain Jr. High School: Arroyo	High School Dist #: 093 - Cave Creek Unified District High School: Cactus Shadows	
Cross Streets: Lone Mountain Rd and Scottsdale Rd. Directions: N on Scottsdale Rd to Lone Mt Rd; E on Lone Mt to Granite Reef Rd; N on Granite Reef to lot/sign up/corners marked.			
Remarks: ESTATE LOT WITH DRAMA REPOSITIONING/\$40,000. Come celebrate at a LAND-OPEN 18 Jul, 1-5PM. BEST LOT,BEST PRICED 4.6 AC. Spectacular Pinnacle Peak Ranchos home site exudes character; delivers premier views, exquisite building envelope. Phenomenal rock out-croppings. NON-GATED LUXURY ESTATES, horse priv, Preserve, Trail access. Strategic locale: vaunted Whisper Rock NW; popular Sincuidados S. Surrounded by multi-million \$ homes. Carry-back option.			
Features	Development & Utilities	County, Tax and Financing	
Parcel Size: 2.50 - 4.99 Acres Land Features: City Light View(s); Mountain View(s); Other (See Rmks) Land Configuration: Irregular Shape Elevation: 2,001 - 3,000 Ft Topography: Vegetation: Natural Vegetation; High Desert Horses: Bridal Path Access; Other (SRmks) Special: Potential Use: Use Restrictions: C.C. & R's Freeway/Highway: Up to 1 Mile Traffic Count: Current Density: Proposed Density:	Development Status: Subdivision Plat Apv Existing Structures: None Fencing: None Water: City Franchise Sewer: Other (See Rmks) Gas: Other (See Rmks) Distance to Cable: Under 350 Feet Distance to Electric: Under 350 Feet Distance to Gas: None Distance to Phone: Under 350 Feet Distance to Sewer: Call Listing Office Distance to Water: Under 350 Feet Electric: APS Environmental: None	County Code: Maricopa Legal Subdivision: AN: 216-52-055- Lot Number: 53 Town-Range-Section: 5N-4E-13 Cty Bk&Pg: Taxes/Yr: \$ 3,083/2006 Equity: \$ 765000 Down Payment: \$ 0 Assessed Balance: 0 Assessed Yrs Left: 0 Owner Assoc Fee: 98 Owner Assoc Fee Freq: Annually Reports/Disclosures: Seller Prop Disc Stm; Development Pln Aval	
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 451 / 454	List Price: \$ 765,000	Special Listing Cond:	

8459 E old field RD Scottsdale, AZ 85262

Client Report (1)


\$825,000

	<p>2623479 Land and Lots</p> <p>Apx SqFt: 110,053 Apx SqFt G/N: G Apx Total Acres: 2.53 Apx Total Acres G/N: G Apx Deeded Fee Acres: 2.53 Apx Leased Acres: 0 Lot Size Dimensions: irr</p>	<p>Active</p> <p>Subdivision: whisper rock Marketing Name: Planned Cmty Name: Irrigation District: Street Frontage Name: Hun Block: 32000 N Map Code/Grid: G37</p>
<p>Ele Sch Dist: 093 - Cave Creek Unified District High School Dist #: 093 - Cave Creek Unified District Elementary School: Lone Mountain Jr. High School: Desert Arroyo High School: Cactus Shadows</p>		
<p>Cross Streets: hayden and lone mountain Directions: north on hayden to gate. ask guard for directions to lot 84.</p>		
<p>Remarks: great lot with on of the best views in whisper rock. the back is facing south with a view of pinnacle peak. over 2.5 acres in the very exclusive area known as whisper rock with homes up to \$6,000,000. large building envelope. 24 hour manned guard gate. three acre park with tennis and basketball courts. also a great pool and fitness area. please call with any questions.</p>		
<p>Features</p> <p>Parcel Size: 2.50 - 4.99 Acres Land Features: Land Configuration: Elevation: Topography: Vegetation: Horses: Special: Potential Use: Use Restrictions:</p> <p>Traffic Count: Current Density: Proposed Density:</p>	<p>Development & Utilities</p> <p>Water: City Franchise Sewer: Sewer - Public Gas: Other (See Rmks) Distance to Cable: On Property Distance to Electric: On Property Distance to Gas: On Property Distance to Phone: On Property Distance to Sewer: On Property Distance to Water: On Property Electric: APS</p> <p>Environmental: None</p>	<p>County, Tax and Financing</p> <p>County Code: Maricopa Legal Subdivision: AN: 216-52-119 Lot Number: 84 Town-Range-Section: -- Cty Bk&Pg:</p> <p>Taxes/Yr: \$ 5,990/2005</p> <p>Equity: \$ 975000</p> <p>Down Payment: \$ 0</p> <p>Assessed Balance: 0 Assessed Yrs Left: 0 Owner Assoc Fee: 1000 Owner Assoc Fee Freq: Quarterly</p> <p>Reports/Disclosures: None</p>
<p>Listing Dates</p>	<p>Pricing and Sale Info</p>	<p>Listing Contract Info</p>
<p>CDOM/ADOM: 664 / 664</p>	<p>List Price: \$ 825,000</p>	<p>Special Listing Cond:</p>

31823 E Ranch RD Scottsdale, AZ 85262

Client Report (1)

\$850,000

	2816067	Land and Lots	Active
	Apx SqFt: 200,376 Apx SqFt G/N: G Apx Total Acres: 4.6 Apx Total Acres G/N: G Apx Deeded Fee Acres: 4.6 Apx Leased Acres: 0 Lot Size Dimensions: 668 x 293 # Lots in Listing: 1		Subdivision: Pinnacle Peak Ranchos Marketing Name: Planned Cmty Name: Irrigation District: Street Frontage Name: Ranch Hun Block: 8100 E Map Code/Grid: G37
	Ele Sch Dist: 093 - Cave Creek Unified District Elementary School: Lone Mountain Jr. High School: Arroyo	High School Dist #: 093 - Cave Creek Unified District High School: Cactus Shadows	

Cross Streets: HAYDEN AND LONE MOUNTAIN **Directions:** N. ON HAYDEN 1/4 MILE TOWARDS ENTRANCE OF WHISPER ROCK. TURN RIGHT ON RANCH RD. 1280 FT. SIGNS NEAR PROPERTY CORNERS.


Remarks: THE MOST BEAUTIFUL 5 ACRE ESTATE LUXURY HOMESITE AVAIL. ADJACENT TO WHISPER ROCK ON A VERY PRIVATE CUL-DE-SAC LOT. SONORAN DESERT W/VIEWS OF CITY LIGHTS, BOULDERS & PINNACLE PEAK, FULLY IMPROVED PAVED ROAD W/SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TO PROPERTY. FANTASTIC BUILDING SITES. 1 HOME P/3 ACRE ZONING, SINGLE STORY, 2400+ SF & SOUTHWEST DESIGN. UP TO 4 HORSES O.K. APROX. 293 FT. FRONTAGE ON RANCH RD W/668 FT DEPTH. MORE AREA INFO: www.PinnaclePeakRanchos.org

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 2.50 - 4.99 Acres Land Features: Cul-De-Sac Lot; Mountain View(s) Land Configuration: Irregular Shape Elevation: 2,001 - 3,000 Ft Topography: Gentle Sloping Vegetation: Natural Vegetation; High Desert Horses: Special: Potential Use: Single Family Use Restrictions: C.C. & R's; Hillside Ordinance Freeway/Highway: Over 5.1 Miles Traffic Count: Current Density: 00 - 01 Units P/Acre Proposed Density: 00 - 01 Units P/Acre	Development Status: Subdivision Plat Apv Existing Structures: None Fencing: None Water: City Franchise Sewer: Sewer - Public; Sewer - Available Gas: SW Gas Distance to Cable: On Property Distance to Electric: On Property Distance to Gas: On Property Distance to Phone: On Property Distance to Sewer: On Property Distance to Water: On Property Electric: APS Road Streets: Asphalt/Blacktop Environmental: None	County Code: Maricopa Legal Subdivision: AN: 216-52-012- Lot Number: 10 Town-Range-Section: 5N-4E-13 Cty Bk&Pg: Taxes/Yr: \$ 3,080/2006 Equity: \$ 850000 Down Payment: \$ 0 Assessed Balance: 0 Assessed Yrs Left: 0 Owner Assoc Fee: 98 Owner Assoc Fee Freq: Annually Pad Fee: 0 Reports/Disclosures: Seller Prop Disc Stm
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 535 / 536	List Price: \$ 850,000	Special Listing Cond:

31673 N RANCH RD Scottsdale, AZ 85262

Client Report (1)

\$875,000

	2994144	Land and Lots	Active
	Apx SqFt: 191,638 Apx SqFt G/N: G Apx Total Acres: 5 Apx Total Acres G/N: G Apx Deeded Fee Acres: 5 Apx Leased Acres: 0 Lot Size Dimensions: 623X305 # Lots in Listing: 1		Subdivision: PINNACLE PEAK RANCHOS Marketing Name: Planned Cmty Name: Irrigation District: Street Frontage Name: Hun Block: 31800 N Map Code/Grid: H37
	Ele Sch Dist: 093 - Cave Creek Unified District Elementary School: Jr. High School:		High School Dist #: 093 - Cave Creek Unified District High School:

Cross Streets: HAYDEN & RANCH RD **Directions:** NORTH ON PIMA, WEST ON LONE MNT RD TO HAYDEN, N ON HAYDEN TO RANCH RD, PARCEL IS ON THE CORNDR OF HAYDEN AND RANCH RD.


Remarks: FANTASTIC 4.4 ACRES OF PRIME CUSTOM HOME SIGHT IN BEAUTIFUL PINNACLE PEAK RANCHOS! ADJACENT TO WHISPER ROCK! GREAT VIEWS!

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 2.50 - 4.99 Acres Land Features: Corner Lot Land Configuration: Elevation: Topography: Rolling Vegetation: Natural Vegetation; High Desert Horses: Special: Potential Use: Single Family Use Restrictions: Traffic Count: Current Density: Proposed Density:	Development Status: Subdivision Plat Apv Existing Structures: None Fencing: None Water: City Franchise Sewer: Sewer - Public Gas: None Distance to Cable: Under 350 Feet Distance to Electric: Under 350 Feet Distance to Gas: None Distance to Phone: Under 350 Feet Distance to Sewer: Under 350 Feet Distance to Water: Under 350 Feet Electric: APS Environmental: None	County Code: Maricopa Legal Subdivision: AN: 216-52-015- Lot Number: 13 Town-Range-Section: 5N-4E-13 Cty Bk&Pg: Taxes/Yr: \$ 3,019/2006 Equity: \$ 875000 Down Payment: \$ 0 Assessed Balance: 0 Assessed Yrs Left: 0 Owner Assoc Fee: 98 Owner Assoc Fee Freq: Annually Reports/Disclosures: Seller Prop Disc Stm
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 65 / 65	List Price: \$ 875,000	Special Listing Cond:

8275 E VIA DONA RD Scottsdale, AZ 85266

Client Report (1)

\$725,000

	2931241	Land and Lots	Closed
	Apx SqFt: 204,601 Apx SqFt G/N: G Apx Total Acres: 4.7 Apx Total Acres G/N: G Apx Deeded Fee Acres: 4.7 Apx Leased Acres: 0 Lot Size Dimensions: 330X660		Subdivision: E2 NW4 NE4 SW4 EX N 40F Marketing Name: Planned Cmty Name: Irrigation District: Street Frontage Name: Hun Block: 28600 N Map Code/Grid: H37
	Ele Sch Dist: 093 - Cave Creek Unified District Elementary School: Jr. High School:		High School Dist #: 093 - Cave Creek Unified District High School:

Cross Streets: Pima and Via Dona **Directions:** North to Via Dona, West to 83rd, SW corner of 83rd/Via Dona.

Remarks: Mountain views, city lights, utilities to lot, horse privileges, and no CC&R's allow you to create a true estate to your liking in this upscale area of 5 acre minimum parcels. This sought-after location with multi-million dollar homes feels miles away from evrything but is minutes to high-end shopping, dining, and excellent schools. Seller needs to sell and has priced this lot to move so don't hesitate to show and make an offer. Just reduced \$100,000!!!

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 2.50 - 4.99 Acres Land Features: City Light View(s); Mountain View(s) Land Configuration: Elevation: Topography: Vegetation: Natural Vegetation Horses: Special: Potential Use: Use Restrictions: Freeway/Highway: Over 5.1 Miles Traffic Count: Current Density: Proposed Density:	Development Status: Raw Land Existing Structures: None Water: City Franchise Sewer: No Sewer/Septic Gas: SW Gas Distance to Cable: Under 350 Feet Distance to Electric: On Property Distance to Gas: On Property Distance to Phone: On Property Distance to Sewer: None Distance to Water: On Property Electric: APS Environmental: None	County Code: Maricopa Legal Subdivision: AN: 216-70-001-E Lot Number: 0 Town-Range-Section: 5N-4E-25 Cty Bk&Pg: Taxes/Yr: \$ 2,372/2007 Equity: \$ 770000 Down Payment: \$ 0 Assessed Balance: 0 Assessed Yrs Left: 0 Reports/Disclosures: None
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 78 / 78 Close of Escrow Date: 05/16/2008 Off Market Date: 04/25/2008	List Price: \$ 770,000 Sold Price: \$ 725,000 Loan Type: CASH Payment Type: Fixed Clsing Cost Split: B	Special Listing Cond:

28255 N 95th ST Scottsdale, AZ 85262

Client Report (1)

\$775,000

	2784525	Land and Lots	Closed
	Apx SqFt: 111,027 Apx SqFt G/N: G Apx Total Acres: 2.55 Apx Total Acres G/N: G Apx Deeded Fee Acres: 2.55 Apx Leased Acres: 0 Lot Size Dimensions: IRR	Subdivision: Troon North Parcel U Marketing Name: Planned Cmty Name: Irrigation District: Street Frontage Name: Hun Block: 95 N Map Code/Grid: H38	
	Ele Sch Dist: 093 - Cave Creek Unified District Elementary School: Jr. High School:	High School Dist #: 093 - Cave Creek Unified District High School:	

Cross Streets: Dynamite & 95th Street **Directions:** North on Pima, turn right on Dynamite. Dynamite to 95th Street, cul-de-sac is on the right.

Remarks: This estate-sized cul-de-sac lot with Southern exposure offers a unique opportunity to build your dream home! Lot boasts incredible views of the surrounding desert landscape, Pinnacle Peak, mountains and city lights. Located between Estancia and Merit Crossing.


Features	Development & Utilities	County, Tax and Financing
Parcel Size: 2.50 - 4.99 Acres Land Features: Cul-De-Sac Lot; City Light View(s); Mountain View(s) Land Configuration: Elevation: Topography: Vegetation: Horses: Special: Potential Use: Use Restrictions: Traffic Count: Current Density: Proposed Density:	Water: City Franchise Sewer: Sewer - Public Gas: SW Gas Distance to Cable: On Property Distance to Electric: On Property Distance to Gas: On Property Distance to Phone: On Property Distance to Sewer: On Property Distance to Water: On Property Electric: APS Environmental: None	County Code: Maricopa Legal Subdivision: AN: 216-71-001-Y Lot Number: 2 Town-Range-Section: -- Cty Bk&Pg: Taxes/Yr: \$ 1,567/2006 Equity: \$ 950000 Down Payment: \$ 0 Assessed Balance: 0 Assessed Yrs Left: 0 Reports/Disclosures: Seller Prop Disc Stm

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 267 / 278 Close of Escrow Date: 02/28/2008 Off Market Date: 03/05/2008	List Price: \$ 875,000 Sold Price: \$ 775,000 Loan Type: CONVENTIONAL Loan Years: 3 Payment Type: Fixed Clsing Cost Split: B	Special Listing Cond:

4539 E Ashler Hills DR Cave Creek, AZ 85331

Client Report (1)

\$833,250

	2886138	Land and Lots	Closed
	Apx SqFt: 208,652 Apx SqFt G/N: N Apx Total Acres: 4.79 Apx Total Acres G/N: N Apx Deeded Fee Acres: 4.79 Apx Leased Acres: 0 Lot Size Dimensions: IRR # Lots in Listing: 5 Price Per Acre: 219,000		Subdivision: Quail Cove Estates Marketing Name: Planned Cmty Name: Irrigation District: Street Frontage Name: Ashler Hills Hun Block: 32000 N Map Code/Grid: G36
	Ele Sch Dist: 093 - Cave Creek Unified District Elementary School: Black Mountain Jr. High School: Desert Arroyo		High School Dist #: 093 - Cave Creek Unified District High School: Cactus Shadows

Cross Streets: Cave Creek & Ashler Hills Drive **Directions:** Cave Creek Rd N. Past Lone Moutain to Ashler Hills. W (left) stay left on Ashler Hills Drive. Property on South Side.

Remarks: Reduced! MUST SELL MAKE AN OFFER!! 190,000 PER LOT. Check the comps! Preliminary plat approved 5 lot subdivision (5.26) acres gross with R1-18 zoning subject to stips in beautiful urban/rural setting. Million dollar comps make this property the perfect custom home site w/ large lots & mountain views. Owner will provide full on / off site improvements for negotiated cost. Don't miss out on this rare opportunity/investment! Please call LA2 with any development questions.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 2.50 - 4.99 Acres; 5.00 - 9.99 Acres Land Features: Cul-De-Sac Lot; Mountain View(s) Land Configuration: Square Rectangular Elevation: Topography: Level Vegetation: High Desert Horses: Special: Potential Use: Use Restrictions: Traffic Count: Current Density: 02 - 05 Units P/Acre Proposed Density: Other (See Rmks)	Development Status: Subdivision Plat Apv; Plans Included; Off Site Imp Needed; Prelim Eng Included Existing Structures: Mobile Home Fencing: Other (See Rmks) Water: City Franchise Sewer: Sewer - Public Gas: City Gas Distance to Cable: On Property Distance to Electric: On Property Distance to Gas: Call Listing Office Distance to Phone: On Property Distance to Sewer: On Property Distance to Water: On Property Electric: APS Road Streets: Asphalt/Blacktop Environmental: None	County Code: Maricopa Legal Subdivision: AN: 211-35-012-j Lot Number: 1 Town-Range-Section: -- Cty Bk&Pg: Taxes/Yr: \$ 1,236/2007 Equity: \$ 1095000 Down Payment: \$ 0 Assessed Balance: 0 Assessed Yrs Left: 0 Reports/Disclosures: Appraisal; Boundary Survey Avlb; Development Pln Aval

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 334 / 120 Close of Escrow Date: 03/18/2008 Off Market Date: 03/18/2008	List Price: \$ 949,900 Sold Price: \$ 833,250 Loan Type: CASH Payment Type: Fixed Clsing Cost Split: B	Special Listing Cond:

7527 E Whisper Rock TRAIL Scottsdale, AZ 85262

Client Report (1)

\$795,000

	2898845	Land and Lots	Active
	Apx SqFt: 117,079 Apx SqFt G/N: G Apx Total Acres: 2.69 Apx Total Acres G/N: G Apx Deeded Fee Acres: 2.69 Apx Leased Acres: 0 Lot Size Dimensions: Irr		Subdivision: Whisper rock Unit 1 Marketing Name: Planned Cmty Name: Irrigation District: Street Frontage Name: Hun Block: 75000 N Map Code/Grid: G37
Ele Sch Dist: 093 - Cave Creek Unified District Elementary School: Lone Mountain Jr. High School: Desert Arroyo		High School Dist #: 093 - Cave Creek Unified District High School: Cactus Shadows	

Cross Streets: Lone Mountain & Hayden **Directions:** Scottsdale or Pima to Lone Mountain. North on Hayden to guard gate for Whisper Rock.

Remarks: 2.68 acre lot w/ N/S exposure in prestigious golf course community of Whisper Rock in the high desert of NE Scottsdale. Incredible homesite building envelope 22,500 sf. Resort amenities including tennis courts, pool, fitness facility, park & picnic ramada. 24hr manned guard gate offers complete privacy & security. Inquire about joining Phil Mickelson/Tom Fazio designed Whisper Rock Golf Courses. Resale Reserve Fund Contribution 1/2 of 1% of Purchase Price at COE by buyer.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 2.50 - 4.99 Acres Land Features: Golf Course Subd; Corner Lot; Dual Street Ftg; City Light View(s); Mountain View(s); Gated Community; Guarded Entry Land Configuration: Irregular Shape Elevation: Topography: Level Vegetation: Natural Vegetation; High Desert Horses: Special: Potential Use: Single Family Use Restrictions: C.C. & R's Traffic Count: Current Density: Proposed Density:	Development Status: Subdivision Plat Apv; Plans Available Water: City Franchise Sewer: Sewer - Public Gas: SW Gas Distance to Cable: None Distance to Electric: On Property Distance to Gas: On Property Distance to Phone: None Distance to Sewer: On Property Distance to Water: On Property Electric: APS Road Streets: Asphalt/Blacktop Environmental: None	County Code: Maricopa Legal Subdivision: AN: 216-51-026- Lot Number: 22 Town-Range-Section: -- Cty Bk&Pg: Taxes/Yr: \$ 4,671/2007 Equity: \$ 795000 Down Payment: \$ 0 Assessed Balance: 0 Assessed Yrs Left: 0 Owner Assoc Fee: 1155 Owner Assoc Fee Freq: Quarterly Reports/Disclosures: Seller Prop Disc Stm
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 221 / 221	List Price: \$ 795,000	Special Listing Cond: