

## Client View

35 Properties

	<b>Price / Status / MLS #</b>	<b>Subdivision</b>	<b>Year Built</b>	<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Approx SQFT</b>
1	 <b>\$135,000</b> 7255 E Mills ST Mesa, AZ 85207 Closed / 4682640	Windsong at Las Sendas	2001	3	2.5	1,605
2	 <b>\$159,900</b> 7445 E EAGLE CREST DR 1073 Mesa, AZ 85207 Closed / 4360017	Cachet at Las Sendas	2001	2	2	1,347
3	 <b>\$180,000</b> 7159 E Norland ST Mesa, AZ 85207 Closed / 4737967	Las Sendas	2007	3	3	1,913
4	 <b>\$189,000</b> 3055 N Red Mountain -- N 174 Mesa, AZ 85207 Closed / 4714573	Ironwood Pass	1996	3	2	1,571
5	 <b>\$208,000</b> 3656 N Sonoran HLS Mesa, AZ 85207 Closed / 4719515	Cobblestone @ Las Sendas	2006	3	3	1,911
6	 <b>\$221,100</b> 7550 E Sierra Morena CIR Mesa, AZ 85207 Closed / 4730515	Ironwood Pass at Las Sendas	1998	3	2.5	2,150
7	 <b>\$222,750</b> 7420 E NANCE ST Mesa, AZ 85207 Closed / 4754316	Gray Fox at Las Sendas	2002	5	3	2,512
8	 <b>\$225,480</b> 3055 N Red Mountain -- 78 Mesa, AZ 85207 Closed / 4742840	Ironwood Pass at Las Sendas	1996	3	2.5	1,698
9	 <b>\$228,000</b> 2646 N STERLING -- Mesa, AZ 85207 Closed / 4693501	Las Sendas	2002	3	2	1,999
10	 <b>\$233,900</b> 7522 E ODESSA CIR Mesa, AZ 85207 Closed / 4731600	LAS SENDAS	1998	3	2.5	1,698
11	 <b>\$245,000</b> 6903 E PORTIA ST Mesa, AZ 85207 Closed / 4678431	Las Sendas	2005	4	3	2,475
12	 <b>\$249,900</b> 7445 E Eagle Crest DR 1061 Mesa, AZ 85207 Closed / 4730387	Cachet at Las Sendas	2002	2	2.5	1,659
13	 <b>\$249,900</b> 3505 N Stone Gully -- Mesa, AZ 85207 Closed / 4730018	Grayhawk at Las Sendas	2000	5	3	2,732
14	 <b>\$250,000</b> 4257 N MORNING DOVE CIR Mesa, AZ 85207 Closed / 4707339	Mountaingate at Las Sendas	2001	4	3	2,451
15	 <b>\$252,900</b> 4243 N DESERTS GATE ST Mesa, AZ 85207 Closed / 4671189	Las Sendas	2001	3	2.5	2,150

16		<b>\$260,000</b> 3055 N Red Mountain -- 213 Mesa, AZ 85207 Closed / 4740286	Las Sendas	1997	3	2	1,571
17		<b>\$262,000</b> 3060 N RIDGECREST -- 175 Mesa, AZ 85207 Closed / 4566916	Las Sendas	1997	4	2	2,226
18		<b>\$265,000</b> 6908 E Pearl ST Mesa, AZ 85207 Closed / 4743154	Vintage Hills	2005	5	3	2,475
19		<b>\$280,000</b> 7445 E EAGLE CREST DR 1087 Mesa, AZ 85207 Closed / 4682040	Cachet At Las Sendas	2003	3	2	1,762
20		<b>\$280,000</b> 3858 N EL SERENO -- Mesa, AZ 85207 Closed / 4738725	Las Sendas	2003	3	2	2,257
21		<b>\$296,000</b> 7703 E SAYAN ST Mesa, AZ 85207 Closed / 4696134	Las Sendas Highlands	1999	4	2	2,561
22		<b>\$305,000</b> 7130 E Saddleback St 46 ST 46 Mesa, AZ 85207 Closed / 4720123	Golf Colony at Las Sendas	1997	3	2.5	2,264
23		<b>\$348,000</b> 3060 N RIDGECREST -- 201 Mesa, AZ 85207 Closed / 4704487	Las Sendas Desert Vistas	1996	5	3	2,732
24		<b>\$352,000</b> 7643 E Sandia CIR Mesa, AZ 85207 Closed / 4717498	Highlands At Las Sendas	1999	5	3	2,732
25		<b>\$365,000</b> 4034 N Starry Pass CIR Mesa, AZ 85207 Closed / 4705537	Las Sendas	2002	4	2.5	2,757
26		<b>\$372,500</b> 7822 E Red Hawk CIR Mesa, AZ 85207 Closed / 4722188	Grayhawk at Las Sendas	2000	5	3	2,732
27		<b>\$385,000</b> 3913 N Sonoran HLS Mesa, AZ 85207 Closed / 4724497	LAS SENDAS	1999	5	3	3,233
28		<b>\$395,000</b> 7863 E SIERRA MORENA CIR Mesa, AZ 85207 Closed / 4704592	Las Sendas	2000	3	2.5	2,757
29		<b>\$417,000</b> 7544 E Tyndall CIR Mesa, AZ 85207 Closed / 4730748	Pinnacle Point at Las Sendas	2002	5	3	3,330
30		<b>\$440,000</b> 3205 N Boulder CYN Mesa, AZ 85207 Closed / 4730706	Las Sendas	1999	5	4	3,426
31		<b>\$460,000</b> 8214 E Tesoro CIR Mesa, AZ 85207 Closed / 4747806	Las Sendas	2002	4	3	3,655

32		<b>\$478,000</b> 4107 N SILVER RIDGE CIR Mesa, AZ 85207 Closed / 4708545	Las Sendas	2004	4	3	3,017
33		<b>\$520,000</b> 7402 E Sugarloaf ST Mesa, AZ 85207 Closed / 4711637	Las Sendas	2003	3	2.5	2,759
34		<b>\$599,000</b> 3254 N LADERA CIR Mesa, AZ 85207 Closed / 4543866	ROCK CANYON II AT LAS SENDAS	2004	5	4	4,602
35		<b>\$1,005,800</b> 8329 E ECHO CANYON CIR Mesa, AZ 85207 Closed / 4694999	Las Sendas	2005	3	5	6,588

Prepared by Chris and  
Michele Keith

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## Client Report (1)

7255 E Mills ST Mesa, AZ 85207

\$135,000

	4682640 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,605 / County Assessor <b>Price/SqFt:</b> \$84.11 <b>Year Built:</b> 2001 <b>Pool:</b> Community <b>Encoded Features:</b> 32.5RDSO2G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached	<b>Approx Lot SqFt:</b> 4,045 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Windsong at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Maracay <b>Hun Block:</b> 7200 E <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** McDowell & Power Roads **Directions:** East on Power, south on Ridgecrest, to Windsong entry through gate, south to Mills, right to end of street. Home on the left side, next to greenbelt.

**Public Remarks:** Lovely Las Sendas Home! Come Relax and Enjoy the Beautiful views from this Light, Bright, & Open Floorplan. Home features neutral tile, carpet & recent interior paint. Don't miss this opportunity to buy in the spectacular community of Las Sendas! The Las Sendas community amenities include two heated pools, two community hot-tubs, tennis courts, clubhouse w/optional gym membership, numerous hiking trails, etc., & only minutes to the 202 freeway! Don't miss this lovely home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> No Pool <b>Spa:</b> Above Ground Spa <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Corner Lot; City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Skylight(s); Vaulted Ceiling (s) <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Gated Community <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Master Bdrm Upstairs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Architecture:</b> Contemporary <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Load Controller	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-25-352 <b>Lot Number:</b> 23 <b>Town-Range-Section:</b> 1n-7e-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,306.46/2011 <b>Ownership:</b> Fee Simple <b>Week Avail Timeshare:</b> 0 <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$376.8 / Quarterly <b>HOA Transfer Fee:</b> \$375 <b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-357-8700	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	<b>Rec Center Y/N:</b> <b>Rec Center Fee:</b> / <b>Land Lease Fee Y/N:</b> <b>Land Lease Fee:</b> \$0 / <b>PAD Fee Y/N:</b> <b>PAD Fee:</b> \$0 / <b>Ttl Mthly Fee Equiv:</b> 94.2 <b>Cap Imprv/Impact Fee:</b> 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 132 / 132 <b>Status Change Date:</b> 05/11/2012 <b>Close of Escrow Date:</b> 05/11/2012 <b>Off Market Date:</b> 04/10/2012	<b>List Price:</b> \$137,500 <b>Sold Price:</b> \$135,000 <b>Sold Price/SqFt:</b> \$84.11 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 % <b>Sellr Concess to Buy:</b> 0 % <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req

Listed by: United Broker's Group (unbr002)

Prepared by Chris and Michele Keith

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## Client Report (2)

7445 E EAGLE CREST DR 1073 Mesa, AZ 85207

\$159,900



4360017	Residential	Townhouse	Closed
<b>Beds/Baths:</b> 2 / 2 <b>Bedrooms Plus:</b> 2 <b>Approx SqFt:</b> 1,347 / County Assessor <b>Price/SqFt:</b> \$118.7 <b>Year Built:</b> 2001 <b>Pool:</b> Community <b>Encoded Features:</b> 22RXO1G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Townhouse		<b>Approx Lot SqFt:</b> 121 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Cachet at Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Vacation Home <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Heritage <b>Builder Name:</b> Cachet <b>Hun Block:</b> 7000 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power & Thomas(Eaglecrest) **Directions:** East on Eaglecrest appx. 1 mile to Cachet townhomes, on right side. Left inside gate to property.

**Public Remarks:** Turn-key townhouse barely lived in. Winter visitors/owners took great care of this unit, like new. This split floorplan shows a greatroom with fireplace, two balconies, utility room and breakfast bar. You'll also see a one car garage. Enjoy mountain and city views with community pool, spa, clubhouse and gym. Las Sendas features golf, walking trails, sports courts and parks. Graet lifestyle in this master planned community.

<b>Master Bedroom</b>	13 13	<b>Bedroom 2</b>	13 10	<b>Kitchen</b>	12 13	<b>Dining Room</b>	12 10	<b>Living Room</b>	18 16
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Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Garage Spaces:</b> 1 <b>Carport Spaces:</b> 0 <b>Covered Spaces:</b> 1 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Living Rm; Gas Fireplace <b>Property Description:</b> City Light View (s); Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Balcony/Deck(s); Private Street(s) <b>Features:</b> 9+ Flat Ceilings; Soft Water Loop <b>Community Features:</b> Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Refrigerator; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Breakfast Bar; Dining in LR/GR; Breakfast Room <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Architecture:</b> Territorial/Santa Fe <b>Building Style:</b> 2-3-4 Plex <b>Unit Style:</b> Two Levels; One Common Wall; End Unit <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> None <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CACHET AT LAS SENDAS CONDOMINIUM <b>AN:</b> 219-17-680 <b>Lot Number:</b> 1073 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,598/2009 <b>Ownership:</b> Condominium <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$185 / Monthly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Cachet at Las Sendas <b>HOA Telephone:</b> 480-829-7400	<b>HOA 2 Y/N:</b> Y <b>HOA 2 Fee/Paid:</b> \$325 / Quarterly <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> Las Sendas <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Pest Control; Front Yard Maint; Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Rec Center Y/N:</b> Y <b>Rec Center Fee:</b> / <b>Land Lease Fee Y/N:</b> <b>Land Lease Fee:</b> \$0 / <b>PAD Fee Y/N:</b> <b>PAD Fee:</b> \$216 / Quarterly <b>Ttl Mthly Fee Equiv:</b> 320.25 <b>Cap Imprv/Impact Fee:</b> 0.00
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 739 / 739 <b>Status Change Date:</b> 05/22/2012 <b>Close of Escrow Date:</b> 05/21/2012 <b>Off Market Date:</b> 04/04/2012	<b>List Price:</b> \$159,900 <b>Sold Price:</b> \$159,900 <b>Sold Price/SqFt:</b> \$118.71 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 % <b>Sellr Concess to Buy:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A


Listed by: Ogden and Company (ogdn01)



## Client Report (3)

7159 E Norland ST Mesa, AZ 85207

\$180,000

	4737967 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,913 / County Assessor <b>Price/SqFt:</b> \$94.08 <b>Year Built:</b> 2007 <b>Pool:</b> Community <b>Encoded Features:</b> 33RO2G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached	<b>Approx Lot SqFt:</b> 7,197 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power and McDowell **Directions:** Power and McDowell East to Ridgcrest, Right at Ridgcrest to first gated entrance. Follow Left to Norland

**Public Remarks:** This is a Short Sale. Buyer will need to turn on all utilities for inspections. Las Sendas 3 bedroom, 3 bath home. Repairs are needed. Seller is unable to make any repairs. Home is Sold AS-IS

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,801 - 2,000 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure; Borders Common Area <b>Landscaping:</b> Dirt Back; Desert Front; Yrd Wtring Sys Front <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Fix-Up Needs Repair; 9+ Flat Ceilings; No Interior Steps; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen <b>Other Rooms:</b> Den/Office <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Other (See Remarks) <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Pre-Wire Sat Dish; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> Trailridge At Las Sendas <b>AN:</b> 219-25-705 <b>Lot Number:</b> 18 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,861/2011 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> / <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> Y <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Rec Center Y/N:</b> <b>Rec Center Fee:</b> / <b>Land Lease Fee Y/N:</b> <b>Land Lease Fee:</b> \$0 / <b>PAD Fee Y/N:</b> <b>PAD Fee:</b> \$0 / <b>Ttl Mthly Fee Equiv:</b> <b>Cap Imprv/Impact Fee:</b> 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 51 / 63 <b>Status Change Date:</b> 05/21/2012 <b>Close of Escrow Date:</b> 05/18/2012 <b>Off Market Date:</b> 05/21/2012	<b>List Price:</b> \$200,000 <b>Sold Price:</b> \$180,000 <b>Sold Price/SqFt:</b> \$94.09 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 % <b>Sellr Concess to Buy:</b> 0 % <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req

Listed by: Solutions Real Estate (solu03)

Prepared by Chris and Michele Keith

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 <p>©2012 ARMLS</p>	<p>4714573 Residential Single Family - Detached Closed</p>	
	<p><b>Beds/Baths:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 1,571 / County Assessor  <b>Price/SqFt:</b> \$120.3  <b>Year Built:</b> 1996  <b>Pool:</b> Community  <b>Encoded Features:</b> 32RO2G  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached</p>	<p><b>Approx Lot SqFt:</b> 0 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 7,500  <b>Subdivision:</b> Ironwood Pass  <b>Tax Municipality:</b> Maricopa - COUNTY  <b>Marketing Name:</b> Las Sendas  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b>  <b>Builder Name:</b> Blandford  <b>Hun Block:</b> 7000 E  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b></p>
	<p><b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas  <b>Jr. High School:</b> Fremont</p>	<p><b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Mesa</p>

**Cross Streets:** Power & McDowell Rd. **Directions:** Power & McDowell Rd. Power Rd. N to EagleCrest, then E to Red Mountain Road, then S to Ironwood Pass entrance, follow to unit 174.

**Public Remarks:** No need to preview this exceptionally like new, clean, Split 3 bedrooms, 2 bath home in sought-after Las Sendas Master-planned Community with miles of hiking & biking trails near by. Enjoy the quail, love birds and other wild life from your very own patio/back yard with view fencing. Neutral ceramic tile in all traffic areas. Kitchen features Corrian Counter Top. Plantation shutters t/o. Master with separate tub and shower, dual sinks and updated lighting. Close to schools. Your clients will be impressed. Please leave card and be sure all doors are locked and lights are off before leaving.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 1,401 - 1,600  <b>Garage Spaces:</b> 2  <b>Carpport Spaces:</b> 0  <b>Covered Spaces:</b> 2  <b>Slab Parking Spaces:</b> 0  <b>Parking Features:</b> Electric Door Opener; RV Gate  <b>Pool - Private:</b> No Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> No Fireplace  <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back  <b>Features:</b> 9+ Flat Ceilings; Drink Wtr Filter Sys  <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Gated Community  <b>Flooring:</b> Carpet; Tile</p>	<p><b>Kitchen Features:</b> Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks  <b>Additional Bedroom:</b> Master Bdrm Split  <b>Laundry:</b> Wshr/Dry HookUp Only  <b>Dining Area:</b> Breakfast Bar; Dining in FR  <b>Other Rooms:</b> Great Room  <b>Basement Description:</b> None</p>	<p><b>Architecture:</b> Ranch  <b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Frame - Wood; Frame - Metal  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Electric Heat  <b>Utilities:</b> SRP; City Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s)</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b>  <b>AN:</b> 219-19-110  <b>Lot Number:</b> 174  <b>Town-Range-Section:</b> --  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$1,573/2011  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Conventional  <b>Exist 1st Loan Terms:</b>  <b>Disclosures:</b> Seller Disc Avail  <b>Possession:</b> By Agreement</p>

**Fees & Homeowner Association Information**

<p><b>HOA Y/N:</b> Y  <b>HOA Fee/Paid:</b> \$302 / Quarterly  <b>HOA Transfer Fee:</b>  <b>HOA Name:</b> Las Sendas HOA  <b>HOA Telephone:</b> 480-551-4300</p>	<p><b>HOA 2 Y/N:</b> N  <b>HOA 2 Fee/Paid:</b> /  <b>HOA 2 Transfer Fee:</b>  <b>HOA 2 Name:</b>  <b>HOA 2 Telephone:</b></p>	<p><b>Association Fee Incl:</b> Common Area Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed</p>	<p><b>Rec Center Y/N:</b>  <b>Rec Center Fee:</b> /  <b>Land Lease Fee Y/N:</b>  <b>Land Lease Fee:</b> \$0 /  <b>PAD Fee Y/N:</b>  <b>PAD Fee:</b> \$0 /  <b>Ttl Mthly Fee Equiv:</b> 75.5  <b>Cap Imprv/Impact Fee:</b> 000</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p><b>CDOM/ADOM:</b> 116 / 116  <b>Status Change Date:</b> 06/05/2012  <b>Close of Escrow Date:</b> 05/15/2012  <b>Off Market Date:</b> 06/05/2012</p>	<p><b>List Price:</b> \$200,000  <b>Sold Price:</b> \$189,000  <b>Sold Price/SqFt:</b> \$120.31  <b>Loan Type:</b> Conventional  <b>Loan Years:</b> 30  <b>Payment Type:</b> Fixed  <b>Buyr Concess to Sell:</b> 0 %  <b>Sellr Concess to Buy:</b> 0 %  <b>Closing Cost Split:</b> Normal - N</p>	<p><b>Special Listing Cond:</b> Pre-Foreclosure</p>

Listed by: Independence Realty (irpi01)

Prepared by Chris and Michele Keith

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## Client Report (5)

3656 N Sonoran HLS Mesa, AZ 85207

\$208,000



4719515	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 3 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,911 / County Assessor <b>Price/SqFt:</b> \$108.83 <b>Year Built:</b> 2006 <b>Pool:</b> Community <b>Encoded Features:</b> 33FRD2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 5,940 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Cobblestone @ Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Cobblestone <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7000 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power & Thomas (Eagle Crest) **Directions:** East on Eagle Crest; Left on Boulder Canyon; Left on Sonoran Hills to home on Right.

**Public Remarks:** Beautiful single level home in the gated community of Las Sendas. The open floor plan offers 3 bedrooms and 3 baths. Large kitchen island with breakfast bar. Formal dining, large master bedroom. Las Sendas offers clubhouse, restaurants, 2 heated pools, tennis, 18 hole champion golf course, close to the 202 shops and restaurants

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,801 - 2,000 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> City Light View (s) <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Water Softener Owned; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> All on One Level; Three Common Walls <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Concrete <b>Fencing:</b> View/Wrought Iron; Block; Concrete Panel <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> Cobblestone At Las Sendas <b>AN:</b> 219-20-357 <b>Lot Number:</b> 37 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,978/2011 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$317 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Las Sendas HOA <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Y/N:</b> <b>Rec Center Fee:</b> / <b>Land Lease Fee Y/N:</b> <b>Land Lease Fee:</b> \$0 / <b>PAD Fee Y/N:</b> <b>PAD Fee:</b> \$0 / <b>Ttl Mthly Fee Equiv:</b> 79.25 <b>Cap Imprv/Impact Fee:</b> 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 98 / 102 <b>Status Change Date:</b> 05/29/2012 <b>Close of Escrow Date:</b> 05/25/2012 <b>Off Market Date:</b> 05/29/2012	<b>List Price:</b> \$215,000 <b>Sold Price:</b> \$208,000 <b>Sold Price/SqFt:</b> \$108.84 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 % <b>Sellr Concess to Buy:</b> 0 % <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req

Listed by: Coldwell Banker Trails and Paths Premier Propertie (tppp01)

Prepared by Chris and Michele Keith

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Client Report (6)

7550 E Sierra Morena CIR Mesa, AZ 85207

\$221,100



4730515	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 2.5 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,150 / County Assessor <b>Price/SqFt:</b> \$102.83 <b>Year Built:</b> 1998 <b>Pool:</b> Private <b>Encoded Features:</b> 32.5FRDXPO2G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 8,398 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Ironwood Pass at Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blanford Homes <b>Hun Block:</b> 7500 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Thomas & Power **Directions:** Power North. Right on Eaglecrest. Right on Saddleback. Right on Desert Oasis. Left on Sierra Morena.

**Public Remarks:** This lovely home is located in highly sought after "Las Sendas" Subdivision near Interstate 60 & the 202 loop, employment centers, shopping, entertainment & restaurants. This 3 bedroom, 2 bath, two story home is located on a cul-de-sac lot. The backyard features a swimming pool and beautiful mountain views. Property sold As-Is. The community also has some great amenities like golf course, walking/biking trails, community pool & spa tennis courts and much more! Don't miss out on the Great Opportunity!!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> Cul-De-Sac Lot; Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Patio; Covered <b>Patio(s); Balcony/Deck(s)</b> <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Den/Office; Loft <b>Basement Description:</b> None	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Partial Tile; Rolled <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-17-103 <b>Lot Number:</b> 255 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,380.12/2011 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$374.95 <b>HOA Name:</b> Las Sendas HOA <b>HOA Telephone:</b> 480-357-8780	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Y/N:</b> <b>Rec Center Fee:</b> / <b>Land Lease Fee Y/N:</b> <b>Land Lease Fee:</b> \$0 / <b>PAD Fee Y/N:</b> <b>PAD Fee:</b> \$0 / <b>Ttl Mthly Fee Equiv:</b> 79.2 <b>Cap Imprv/Impact Fee:</b> 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 11 / 11 <b>Status Change Date:</b> 05/01/2012 <b>Close of Escrow Date:</b> 05/01/2012 <b>Off Market Date:</b> 03/26/2012	<b>List Price:</b> \$202,950 <b>Sold Price:</b> \$221,100 <b>Sold Price/SqFt:</b> \$102.84 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 % <b>Sellr Concess to Buy:</b> 0 % <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned/REO <b>Status Update:</b> Multiple Offers Recd

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and Michele Keith

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Client Report (7)

7420 E NANCE ST Mesa, AZ 85207

\$222,750



4754316	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 5 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,512 / County Assessor <b>Price/SqFt:</b> \$88.66 <b>Year Built:</b> 2002 <b>Pool:</b> None <b>Encoded Features:</b> 53FRDXSO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 6,685 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Gray Fox at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> LAS SENDAS <b>Planned Cmty Name:</b> LAS SENDAS <b>Model:</b> <b>Builder Name:</b> FULTON <b>Hun Block:</b> 7500 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power & McDowell **Directions:** EAST ON MCDOWELL, SOUTH ON RIDGECREST, EAST ON NANCE TO THE HOME ON THE NORTH

**Public Remarks:** VERY NICE HOUSE IN LAS SENDAS. 5 BEDROOM 3 BATH. FORMAL LIVING. NICELY LANDSCAPED BACKYARD WITH BUILT IN BBQ AREA.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> No Pool <b>Spa:</b> Above Ground Spa; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room; Great Room <b>Basement Description:</b> None	<b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYFOX AT LAS SENDAS <b>AN:</b> 219-25-557 <b>Lot Number:</b> 89 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,935.76/2011 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$318 / Quarterly <b>HOA Transfer Fee:</b> \$360 <b>HOA Name:</b> Las Sendas Community <b>HOA Telephone:</b> 480-357-8780	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> NoVsble TrkTrlrRvBt; Prof Managed	<b>Rec Center Y/N:</b> N <b>Rec Center Fee:</b> / <b>Land Lease Fee Y/N:</b> N <b>Land Lease Fee:</b> \$0 / <b>PAD Fee Y/N:</b> N <b>PAD Fee:</b> \$0 / <b>Ttl Mthly Fee Equiv:</b> 79.5 <b>Cap Imprv/Impact Fee:</b> 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 16 / 16 <b>Status Change Date:</b> 06/02/2012 <b>Close of Escrow Date:</b> 05/31/2012 <b>Off Market Date:</b> 05/21/2012	<b>List Price:</b> \$222,750 <b>Sold Price:</b> \$222,750 <b>Sold Price/SqFt:</b> \$88.67 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 % <b>Sellr Concess to Buy:</b> 0 % <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned/REO

Listed by: Finlinson Properties, LTD. (flin01)

Prepared by Chris and Michele Keith

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Client Report (8)

3055 N Red Mountain -- 78 Mesa, AZ 85207

\$225,480

	4742840 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,698 / County Assessor <b>Price/SqFt:</b> \$132.78 <b>Year Built:</b> 1996 <b>Pool:</b> Community <b>Encoded Features:</b> 32.5RXO2G2C2S <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached
	<b>Approx Lot SqFt:</b> 6,560 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Ironwood Pass at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Traditional Sale <b>Planned Cmty Name:</b> Ironwood Pass at Las Sendas <b>Model:</b> The Red Hawk <b>Builder Name:</b> Blandford <b>Hun Block:</b> 3000 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont
	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power Road & McDowell **Directions:** From Power Rd. East on McDowell, Left (N) on Ridgecrest, Left (W) on Red Mountain, 2nd Right (N) into Ironwood Pass (gated entry #2525). Take 1st Right & into private Cul-de-Sac to Home # 78

**Public Remarks:** No Frightening Foreclosure...Senseless Short Sale or Anxiety Auction! Nestled in the foothills of Las Sendas in the gated community of Ironwood Pass, this Traditional Sale will surely please. Lovingly kept and meticulously clean, this home is a 10+. Backing to pristine desert greenbelt, this residence shows pride of ownership. Vaulted Ceilings greet the eye in this 'open and inviting' 3 Bedroom, 2.5 Bath, 2+ Car Garage home. Details include a cozy Fireplace, decor accent shelving, 'Easy Care' yards with environmental friendly synthetic sod (great for practicing your putting game), pull-out kitchen shelving & custom garage cabinets just to name a few. For those sensitive, the owner has kept this home pet and smoke free. Priced to sell. Don't delay...this gem won't last long!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 2 <b>Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener; Separate Strge Area <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; Cul-De-Sac Lot; Mountain View(s); North/South Exposure; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Private Street(s) <b>Features:</b> Vaulted Ceiling(s) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Workout Facility <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Architecture:</b> Contemporary <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> Ironwood Pass Unit 02 At Las Sendas <b>AN:</b> 219-19-014 <b>Lot Number:</b> 78 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,660/2011 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$317 / Quarterly <b>HOA Transfer Fee:</b> \$360 <b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-551-4374 <b>HOA Prop Man Co Tele:</b> 480-551-4374	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Rec Center Y/N:</b> Y <b>Rec Center Fee:</b> / <b>Land Lease Fee Y/N:</b> <b>Land Lease Fee:</b> \$0 / <b>PAD Fee Y/N:</b> <b>PAD Fee:</b> \$0 / <b>Ttl Mthly Fee Equiv:</b> 79.25 <b>Cap Imprv/Impact Fee:</b> 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 26 / 26 <b>Status Change Date:</b> 05/17/2012 <b>Close of Escrow Date:</b> 05/17/2012 <b>Off Market Date:</b> 05/07/2012	<b>List Price:</b> \$218,480 <b>Sold Price:</b> \$225,480 <b>Sold Price/SqFt:</b> \$132.79 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 % <b>Sellr Concess to Buy:</b> 0 % <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

List