

UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION

SECURITIES AND EXCHANGE
COMMISSION,

Plaintiff,

v.

Case No. 8:20-cv-00325-MSS-UAM

BRIAN DAVISON;
BARRY M. RYBICKI;
EQUIALT LLC;
EQUIALT FUND, LLC;
EQUIALT FUND II, LLC;
EQUIALT FUND III, LLC;
EA SIP, LLC;

Defendants, and

128 E. DAVIS BLVD, LLC, et al.,

Relief Defendants.

**RECEIVER'S VERIFIED UNOPPOSED *TIME SENSITIVE* MOTION
TO APPROVE PRIVATE SALE OF REAL PROPERTY —
7320 E. SOLANO DRIVE, SCOTTSDALE, ARIZONA 85250**

Burton W. Wiand, as Receiver over the assets of the above-captioned
Corporate Defendants and Relief Defendants,¹ moves the Court to approve the

¹ The (“**Receiver**” and the “**Receivership**” or “**Receivership Estate**”) has been expanded to include not only the Corporate and Relief Defendants but also the following entities: EquiAlt Qualified Opportunity Zone Fund, LP; EquiAlt QOZ Fund GP, LLC; EquiAlt Secured Income Portfolio REIT, Inc.; EquiAlt Holdings LLC; EquiAlt Property Management LLC; and EquiAlt Capital Advisors, LLC. *See* Doc. 184, at 6–7. *See also*, Doc. 284.

sale of real property located at 7320 E. Solano Drive, Scottsdale, Arizona 85250 (the “**Property**”). **The motion is time sensitive as the closing date required by the Buyers is October 20, 2023. This motion was delayed by the necessity of acquiring the documents needed for inclusion with this motion.** The buyers of the Property are Guy J. Tonti and Elizabeth A. Tonti (the “**Buyers**”), and the purchase price is \$717,500.² A copy of the Purchase and Sale Agreement and all addenda is attached as **Composite Exhibit 1** (the “**Contract**”). Selling the Property in the manner described in this motion will result in a fair and equitable recovery for the Receivership Estate.

BACKGROUND

At the request of the Securities and Exchange Commission (“**SEC**”), the Court appointed the Receiver on February 14, 2020, and directed him, in relevant part, to “[t]ake immediate possession of all property, assets and estates of every kind of the Corporate Defendants and Relief Defendants,” which includes “all real property of the Corporate Defendants and Relief Defendants, wherever situated, and to administer such assets as is required in order to comply with the directions contained in this Order.” Doc. 6 (the “**Order**”) at 73, ¶ 1. The Court also ordered that “[t]itle to all property, real or

² The initial sales price was \$725,000 but the parties later agreed to a \$7,500 reduction to allow the buyers funds to address issues from the inspection.

personal, all contracts, rights of action and all books and records of the Corporate Defendants and Relief Defendants and their principals wherever located within or without this state, is vested by operation of law in the Receiver.” Doc. 6 at 77, ¶ 17.

The Order also directs the Receiver to “[m]ake or authorize such payments and disbursements from the funds and assets taken into control, or thereafter received by the Receiver, and incur, or authorize the incurrence of, such expenses and make, or authorize the making of, such agreements as may be reasonable, necessary, and advisable in discharging the Receiver’s duties.” Doc. 6 at 75, ¶ 8.

The Procedures Applicable to Sales of Real Property

The procedures applicable to private sales of receivership real estate are set forth in 28 U.S.C. § 2001(b) (“**Section 2001(b)**”)³:

After a hearing, of which notice to all interested parties shall be given by publication or otherwise as the court directs, the court may order the sale of such realty or interest or any part thereof at private sale for cash or other consideration and upon such terms and conditions as the court approves, if it finds that the best interests of the estate will be conserved thereby. Before confirmation of any private sale, the court shall appoint three disinterested persons to appraise such property or different groups of three appraisers each to appraise properties of different classes or situated in different localities. No private sale shall be confirmed at a price less than two-thirds of the appraised value. Before confirmation of any private sale, the terms thereof shall be

³ Section 2001(b) governs here because this is a private sale of real property and because 28 U.S.C. §§ 2001(a) and 2004 deal with public auctions and personal property, respectively.

published in such newspaper or newspapers of general circulation as the court directs at least ten days before confirmation. The private sale shall not be confirmed if a bona fide offer is made, under conditions prescribed by the court, which guarantees at least a 10 per centum increase over the price offered in the private sale.

28 U.S.C. § 2001(b).

The Receiver can move the Court to waive strict compliance with these procedures, but as explained below, the Receiver has substantially and materially complied with the statute.

**The Property, the Receiver’s Marketing Efforts,
and the Proposed Sale**

The Property was owned by Defendant Barry Rybicki through Rosenbarry Properties LLC (“**Rosenbarry**”). Pursuant to Rybicki’s Final Judgment entered in this case, he transferred ownership of Rosenbarry and any interest in the Property to the Receiver. (Doc. 528-1) The Property was purchased with scheme proceeds — i.e., money contributed to the scheme by victim investors. The Property is a single-family townhouse that is approximately 2,250 square feet and includes three bedrooms and one bathroom. The Receiver has determined that selling the Property in the manner described in this motion is in the best interest of the Receivership.

In order to advertise the sale of the Property, it was listed on the Multiple Listing Service (“**MLS**”), the industry standard listing service for real estate

professionals; and Zillow, the popular real estate listing website.⁴ MLS listings reach essentially every real estate broker and agent in the United States, and Zillow is one of the most visited real estate websites in the country. The Receiver received multiple offers on the Property. The sale price described in this motion is the highest offer for the Property and is, in the Receiver's opinion, the most beneficial to the Receivership Estate. The property has been an active listing by the Receiver for over 13 months. It has been listed through two separate brokerage firms and this transaction is higher than other offers received, by a substantial amount.

In compliance with Section 2001(b), the Receiver obtained valuations from three disinterested sources (collectively, the "**Valuations**"), which are attached as **Exhibits 2–4**. Exhibits 2, 3, and 4 estimate the value of the Property at \$620,000; \$750,000; and \$755,000 respectively. *See* Ex. 2; Ex. 3; and Ex. 4. The Valuations' average total value for the Property is \$708,333. The sale price of \$717,500 is comparable to the Valuations and complies with statutory requirements. The sale of the Property would constitute a \$717,500 gross recovery for the Receivership Estate. In compliance with Section 2001(b), the sale price of \$717,500 is substantially greater than two-thirds of the

⁴ *See* https://www.zillow.com/homedetails/7320-E-Solano-Dr-Scottsdale-AZ-85250/7840490_zpid/

average of the Valuations. The Receiver believes that this is a fair and reasonable price for the property and that the sale should be approved.

The Property is free of any significant liens or encumbrances, such as a mortgage. Should any administrative liens be discovered during a title search, they will be resolved routinely at closing.

Section 2001(b) Publication

To satisfy the publication requirement of Section 2001(b), the Receiver has published the terms of the sale in *The Arizona Republic*, which is regularly issued and of general circulation in the district where the Property is located. An Affidavit of Publication of the Notice of Sale is attached as **Exhibit 5**, which will be published shortly after this motion is filed. Pursuant to Section 2001(b), after the 10-day statutory window for “bona fide offers” has elapsed, the Receiver will advise the Court whether he received any such offer and appropriate steps in response thereto. Absent such an offer, the Receiver submits that approval of the proposed sale pursuant to the Order and Section 2001(b) is commercially reasonable, fair and equitable, and will ensure a cost-effective recovery for the ultimate benefit of the Receivership Estate.

ARGUMENT

The Court’s power to supervise an equity receivership and to determine the appropriate actions to be taken in the administration of the receivership is extremely broad. *S.E.C. v. Elliott*, 953 F.2d 1560, 1566 (11th Cir. 1992); *S.E.C.*

v. Hardy, 803 F.2d 1034, 1038 (9th Cir. 1986). The Court’s wide discretion derives from the inherent powers of an equity court to fashion relief. *Elliott*, 953 F.2d at 1566; *S.E.C. v. Safety Finance Service, Inc.*, 674 F.2d 368, 372 (5th Cir. 1982). A court imposing a receivership assumes custody and control of all assets and property of the receivership, and it has broad equitable authority to issue all orders necessary for the proper administration of the receivership estate. *See S.E.C. v. Credit Bancorp Ltd.*, 290 F.3d 80, 82-83 (2d Cir. 2002); *S.E.C. v. Wencke*, 622 F.2d 1363, 1370 (9th Cir. 1980). The court may enter such orders as may be appropriate and necessary for a receiver to fulfill his duty to preserve and maintain the property and funds within the receivership estate. *See, e.g., Official Comm. Of Unsecured Creditors of Worldcom, Inc. v. S.E.C.*, 467 F.3d 73, 81 (2d Cir. 2006). Any action taken by a district court in the exercise of its discretion is subject to great deference by appellate courts. *See United States v. Branch Coal*, 390 F.2d 7, 10 (3d Cir. 1969). Such discretion is especially important considering that one of the ultimate purposes of a receiver’s appointment is to provide a method of gathering, preserving, and ultimately liquidating assets to return funds to creditors. *See S.E.C. v. Safety Fin. Serv., Inc.*, 674 F.2d 368, 372 (5th Cir. 1982) (court overseeing equity receivership enjoys “wide discretionary power” related to its “concern for orderly administration”) (citations omitted).

Given these principles, the Court should approve the proposed sale for at least four reasons. First, the Receiver is complying with Section 2001(b). Specifically, he obtained the Valuations, and the total sale price is comparable to the range of the estimates disclosed in those valuations. *See* Exs. 2–4. Section 2001(b) provides that “[n]o private sale shall be confirmed at a price less than two-thirds of the appraised value” — here, \$472,222 based on the average of the Valuations. The \$717,500 sale price for the Property is well above that amount. The Receiver has published the terms of the proposed sale in *The Arizona Republic* on September 28, 2023. *See* Ex. 5. More than ten days has transpired since the publication and the Receiver has not received any bona fide offers. To conserve resources, the Receiver asks that the Court grant the motion without a hearing.

Second, as noted above, the sale price represents a gross recovery of \$717,500 for the benefit of the Receivership Estate, and ultimately its creditors, including the victim investors. Third, the Receiver’s independent evaluation of the transaction demonstrates that it is commercially reasonable. The Receiver is not aware of any other association between the Receivership and the Buyers. As such, this is an arm’s-length transaction. Fourth, the existence of a ready-and-willing buyer ensures an efficient and cost-effective recovery for the Receivership Estate, and in the Receiver’s opinion, the sale

price is at or near the maximum price that can be anticipated for the sale of the Property.

CONCLUSION

For the reasons discussed above, this transaction is commercially reasonable, fair and equitable, and will ensure a cost-effective recovery for the ultimate benefit of the Receivership Estate. As such, the Receiver requests an order (1) approving the transaction and the Contract, and (2) ordering that the Receiver may transfer title to the Property by Receiver's Deed to the Buyers, free and clear of all claims, liens, and encumbrances. Pursuant to the Court's earlier Order (Doc. 640), the Receiver has attached a proposed order as **Exhibit 6**.

Communications with underwriters and title counsel have indicated that including the legal description in the Court's order could promote a quicker closing and avoid potential questions about the chain of title in an abundance of caution. As such, if the Court grants this motion, the Receiver asks the Court include the legal description for the Property in the order. The legal description for the Property is as follows:

LOT 4 BRIARWOOD 4 MCR 020234

LOCAL RULE 3.01(G) CERTIFICATION

Counsel for the Receiver has conferred with counsel for the SEC and the SEC consents to the relief sought herein and waives any right to appeal an Order granting this Motion.

Respectfully submitted,
s/Katherine C. Donlon
Katherine C. Donlon, FBN 0066941
kdonlon@jnd-law.com
Johnson, Newlon & DeCort, P.A.
3242 Henderson Blvd., Ste 210
Tampa, FL 33609
Tel: (813) 291-3300
Fax: (813) 324-4629

Attorney for the Receiver Burton W. Wiand

VERIFICATION OF THE RECEIVER

I, Burton W. Wiand, Court-Appointed Receiver in the above-styled matter, hereby certify that the information contained in this motion is true and correct to the best of my knowledge and belief.

s/ Burton W. Wiand
Burton W. Wiand, Court-Appointed Receiver

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on October 11, 2023, I electronically filed the foregoing with the Clerk of the Court by using the CM/ECF system.

s/Katherine C. Donlon
Katherine C. Donlon, FBN 0066941

EXHIBIT 1

BUYER ATTACHMENT



This attachment should be given to the Buyer prior to the submission of any offer and is not part of the Residential Resale Real Estate Purchase Contract's terms.



ATTENTION BUYER!

You are entering into a legally binding agreement.

- 1. Read the entire contract *before* you sign it.
- 2. Review the Residential Seller's Property Disclosure Statement (See Section 4a).
 - This information comes directly from the Seller.
 - Investigate any blank spaces, unclear answers or any other information that is important to you.

- 3. Review the Inspection Paragraph (see Section 6a).

If important to you, hire a qualified:

- General home inspector
- Heating/cooling inspector
- Mold inspector
- Pest inspector
- Pool inspector
- Roof inspector

Verify square footage (see Section 6b)

Verify the property is on sewer or septic (see Section 6f)

- 4. Confirm your ability to obtain insurance and insurability of the property during the inspection period with your insurance agent (see Sections 6a and 6e).

- 5. Apply for your home loan now, if you have not done so already, and provide your lender with all requested information (see Section 2f).

It is your responsibility to make sure that you and your lender follow the timeline requirements in Section 2, and that you and your lender deliver the necessary funds to escrow in sufficient time to allow escrow to close on the agreed upon date. Otherwise, the Seller may cancel the contract and you may be liable for damages.

- 6. Read the title commitment within five (5) days of receipt (see Section 3c).

- 7. Read the CC&R's and all other governing documents within five (5) days of receipt (see Section 3c), especially if the home is in a homeowner's association.

- 8. Conduct a thorough pre-closing walkthrough (see Section 6l). If the property is unacceptable, speak up. After the closing may be too late.

You can obtain information through the Buyer's Advisory at www.aaronline.com/manage-risk/buyer-advisory-3/.

Remember, you are urged to consult with an attorney, inspectors, and experts of your choice in any area of interest or concern in the transaction. Be cautious about verbal representations, advertising claims, and information contained in a listing. **Verify anything important to you.**

WARNING: *WIRE TRANSFER FRAUD*

Beware of wiring instructions sent via email. Cyber criminals may hack email accounts and send emails with fake wiring instructions. **Always independently confirm wiring instructions prior to wiring any money.** Do not email or transmit documents that show bank account numbers or personal identification information.



RESIDENTIAL RESALE REAL ESTATE PURCHASE CONTRACT

Document updated: October 2022



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. PROPERTY

- 1a. 1. **BUYER:** Guy J Tonti Elizabeth A. Tonti
BUYER'S NAME(S)
- 2. **SELLER:** ROSENBARRY PROPERTIES LLC (Burton W. Wiand, Receiver) or as identified in section 9c.
SELLER'S NAME(S)
- 3. Buyer agrees to buy and Seller agrees to sell the real property with all improvements, fixtures, and appurtenances thereon
- 4. or incidental thereto, plus the personal property described herein (collectively the "Premises").
- 1b. 5. Premises Address: 7320 E SOLANO Drive Assessor's #: 173-05-015
- 6. City: Scottsdale County: Maricopa AZ, Zip Code: 85250
- 7. Legal Description: LOT 4 BRIARWOOD 4 MCR 020234
- 8. _____
- 9. _____
- 1c. 10. \$ 705,000.00 Full Purchase Price, paid as outlined below
- 11. \$ 10,000.00 Earnest Money To be applied to buyer's closing costs
- 12. \$ 500,000.00 Cash Down
- 13. \$ 205,000.00 Conventional Loan
- 14. _____
- 15. _____
- 16. _____
- 17. Earnest Money is in the form of: Personal Check Wire Transfer Other Personal Check or Wire Transfer
- 18. Upon acceptance of this offer, the Earnest Money, if any, will be deposited with: Escrow Company Broker's Trust Account.
- 19. **IF THIS IS AN ALL CASH SALE:** A Letter of Credit or a source of funds from a financial institution documenting the availability of
- 20. funds to close escrow is attached hereto.
- 1d. 21. **Close of Escrow:** Close of Escrow ("COE") shall occur when the deed is recorded at the appropriate county recorder's office.
- 22. Buyer and Seller shall comply with all terms and conditions of this Contract, execute and deliver to Escrow Company all closing
- 23. documents, and perform all other acts necessary in sufficient time to allow COE to occur on
- 24. September 29, 2023 ("COE Date"). If Escrow Company or recorder's office is closed on the COE Date,
MONTH DAY YEAR
- 25. COE shall occur on the next day that both are open for business.
- 26. Buyer shall deliver to Escrow Company a cashier's check, wired funds or other immediately available funds to pay any down
- 27. payment, additional deposits or Buyer's closing costs, and instruct the lender, if applicable, to deliver immediately available funds to
- 28. Escrow Company, in a sufficient amount and in sufficient time to allow COE to occur on the COE Date.
- 29. Buyer acknowledges that failure to pay the required closing funds by the scheduled COE, if not cured after a cure notice is delivered
- 30. pursuant to Section 7a, shall be construed as a material breach of this Contract and the Earnest Money shall be subject to forfeiture.
- 31. All funds are to be in U.S. currency.
- 1e. 32. **Possession:** Seller shall deliver possession, occupancy, existing keys and/or means to operate all locks, mailbox, security
- 33. system/alarms, and all common area facilities to Buyer at COE or _____
- 34. Broker(s) recommend that the parties seek independent counsel from insurance, legal, tax, and accounting professionals regarding
- 35. the risks of pre-possession or post-possession of the Premises.
- 1f. 36. **Addenda Incorporated:** Additional Clause Buyer Contingency Domestic Water Well H.O.A.
- 37. Lead-Based Paint Disclosure Loan Assumption On-site Wastewater Treatment Facility Seller Financing Short Sale
- 38. Solar Addendum Other: _____

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- 2f. 90. **Loan Application:** Unless previously completed, within three (3) days after Contract acceptance Buyer shall (i) provide lender 91. with Buyer's name, income, social security number, Premises address, estimate of value of the Premises, and mortgage loan 92. amount sought; and (ii) grant lender permission to access Buyer's Trimerged Residential Credit Report.
- 2g. 93. **Loan Processing During Escrow:** Within ten (10) days after receipt of the **Loan Estimate** Buyer shall (i) provide lender with 94. notice of intent to proceed with the loan transaction in a manner satisfactory to lender; and (ii) provide to lender all requested 95. signed disclosures and the documentation listed in the LSU at lines 32-35. Buyer agrees to diligently work to obtain the loan and 96. will promptly provide the lender with all additional documentation requested.
- 2h. 97. **Type of Financing:** Conventional FHA VA USDA Assumption Seller Carryback _____ 98. (If financing is to be other than new financing, see attached addendum.)
- 2i. 99. **Loan Costs:** All costs of obtaining the loan shall be paid by Buyer, unless otherwise provided for herein.
- 2j. 100. **Seller Concessions (if any):** In addition to the other costs Seller has agreed to pay herein, Seller will credit Buyer _____% 101. of the Purchase Price **OR** \$_____ (Seller Concessions). The Seller Concessions may be used for any Buyer fee, cost, 102. charge, or expenditure to the extent allowed by Buyer's lender.
- 2k. 103. **Changes:** Buyer shall immediately notify Seller of any changes in the loan program, financing terms, or lender described in the 104. Pre-Qualification Form attached hereto or LSU provided within ten (10) days after Contract acceptance and shall only make any 105. such changes without the prior written consent of Seller if such changes do not adversely affect Buyer's ability to obtain loan 106. approval without PTD conditions, increase Seller's closing costs, or delay COE.
- 2l. 107. **Appraisal Contingency:** Buyer's obligation to complete this sale is contingent upon an appraisal of the Premises acceptable to 108. lender for at least the purchase price. If the Premises fail to appraise for the purchase price in any appraisal required by lender, 109. Buyer has five (5) days after notice of the appraised value to cancel this Contract and receive a return of the Earnest Money or 110. the appraisal contingency shall be waived, unless otherwise prohibited by federal law.
- 2m. 111. **Appraisal Cost(s):** Initial appraisal fee shall be paid by Buyer Seller Other _____ 112. at the time payment is required by lender and is non-refundable. If Seller is paying the initial appraisal fee, the fee will will not 113. be applied against Seller's Concessions at COE, if applicable. If Buyer's lender requires an updated appraisal prior to COE, it will be 114. performed at Buyer's expense. Any appraiser/lender required inspection cost(s) shall be paid for by Buyer.

3. TITLE AND ESCROW

3a. 115. **Escrow:** This Contract shall be used as escrow instructions, The Escrow Company employed by the parties to carry out the 116. terms of this Contract shall be:

117. _____ **Magnus Title CTA - Chris Lopez** _____
ESCROW/TITLE COMPANY

118. 2425 S Stearman Dr _____ Chandler _____ AZ _____ 85286 _____
ADDRESS CITY STATE ZIP

119. chris.lopez@magnustitle.com _____ 480-339-7000 _____
EMAIL PHONE FAX

- 3b. 120. **Title and Vesting:** Buyer will take title as determined before COE. If Buyer is married and intends to take title as his/her sole 121. and separate property, a disclaimer deed may be required. Taking title may have significant legal, estate planning and tax 122. consequences. Buyer should obtain independent legal and tax advice.
- 3c. 123. **Title Commitment and Title Insurance:** Escrow Company is hereby instructed to obtain and deliver to Buyer and Seller directly, 124. addressed pursuant to 8s and 9c or as otherwise provided, a Commitment for Title Insurance together with complete and legible copies 125. of all documents that will remain as exceptions to Buyer's policy of Title Insurance ("Title Commitment"), including but not limited to 126. Conditions, Covenants and Restrictions ("CC&Rs"); deed restrictions; and easements. Buyer shall have five (5) days after receipt of the 127. Title Commitment and after receipt of notice of any subsequent exceptions to provide notice to Seller of any items disapproved. Seller 128. shall convey title by warranty deed, subject to existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements 129. and all other matters of record. Buyer shall be provided at Seller's expense an American Land Title Association ("ALTA") Homeowner's 130. Title Insurance Policy or, if not available, a Standard Owner's Title Insurance Policy, showing title vested in Buyer. Buyer may acquire 131. extended coverage at Buyer's own additional expense. If applicable, Buyer shall pay the cost of obtaining the ALTA Lender Title 132. Insurance Policy.

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- 6e. 237. **Insurance: IF HOMEOWNER'S INSURANCE IS A MATERIAL MATTER TO BUYER, BUYER SHALL APPLY FOR AND**
 238. **OBTAIN WRITTEN CONFIRMATION OF THE AVAILABILITY AND COST OF HOMEOWNER'S INSURANCE FOR THE**
 239. **PREMISES FROM BUYER'S INSURANCE COMPANY DURING THE INSPECTION PERIOD.** Buyer understands that any
 240. homeowner's, fire, casualty, flood or other insurance desired by Buyer or required by lender should be in place at COE.

- 6f. 241. **Sewer or On-site Wastewater Treatment System:** The Premises are connected to a:
 242. sewer system conventional septic system alternative system

- 243. **IF A SEWER CONNECTION IS A MATERIAL MATTER TO BUYER, IT MUST BE INVESTIGATED DURING THE INSPECTION**
 244. **PERIOD.** If the Premises are served by a conventional septic or alternative system, the AAR On-site Wastewater Treatment Facility
 245. Addendum is incorporated herein by reference.
 246. (BUYER'S INITIALS REQUIRED) GJT EAT
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- 6g. 247. **Swimming Pool Barrier Regulations:** During the Inspection Period, Buyer agrees to investigate all applicable state, county, and
 248. municipal Swimming Pool barrier regulations and agrees to comply with and pay all costs of compliance with said regulations prior to
 249. occupying the Premises, unless otherwise agreed in writing. If the Premises contains a Swimming Pool, Buyer acknowledges receipt
 250. of the Arizona Department of Health Services approved private pool safety notice.
 251. (BUYER'S INITIALS REQUIRED) GJT EAT
BUYER BUYER

- 6h. 252. **BUYER ACKNOWLEDGMENT: BUYER RECOGNIZES, ACKNOWLEDGES, AND AGREES THAT BROKER(S) ARE NOT**
 253. **QUALIFIED, NOR LICENSED, TO CONDUCT DUE DILIGENCE WITH RESPECT TO THE PREMISES OR THE SURROUNDING**
 254. **AREA. BUYER IS INSTRUCTED TO CONSULT WITH QUALIFIED LICENSED PROFESSIONALS TO ASSIST IN BUYER'S**
 255. **DUE DILIGENCE EFFORTS. BECAUSE CONDUCTING DUE DILIGENCE WITH RESPECT TO THE PREMISES AND THE**
 256. **SURROUNDING AREA IS BEYOND THE SCOPE OF BROKER'S EXPERTISE AND LICENSING, BUYER EXPRESSLY**
 257. **RELEASES AND HOLDS HARMLESS BROKER(S) FROM LIABILITY FOR ANY DEFECTS OR CONDITIONS THAT COULD**
 258. **HAVE BEEN DISCOVERED BY INSPECTION OR INVESTIGATION.**
 259. (BUYER'S INITIALS REQUIRED) GJT EAT
BUYER BUYER

- 6i. 260. **Inspection Period Notice:** Prior to expiration of the Inspection Period, Buyer shall deliver to Seller a signed notice of any items
 261. disapproved. AAR's Buyer's Inspection Notice and Seller's Response form is available for this purpose. Buyer shall conduct all
 262. desired inspections and investigations prior to delivering such notice to Seller and all Inspection Period items disapproved shall be
 263. provided in a single notice.

- 6j. 264. **Buyer Disapproval:** If Buyer, in Buyer's sole discretion, disapproves of items as allowed herein, Buyer shall deliver to Seller a
 265. signed notice of the items disapproved and state in the notice that Buyer elects to either:
 266. (1) Immediately cancel this Contract, in which case:
 267. (a) If Buyer's notice specifies disapproval of items as allowed herein, the Earnest Money shall be released to Buyer.
 268. (b) If Buyer's notice fails to specify items disapproved as allowed herein, the cancellation will remain in effect but Buyer has
 269. failed to comply with a provision of this Contract and Seller may deliver to Buyer a cure notice as required by Section 7a.
 270. If Buyer fails to cure their non-compliance within three (3) days after delivery of such notice, Buyer shall be in breach and
 271. Seller shall be entitled to the Earnest Money. If, prior to expiration of the Cure Period, Buyer delivers notice specifying
 272. items disapproved as allowed herein, Buyer shall be entitled to a return of the Earnest Money.

- 273. **OR**
- 274. (2) Provide Seller an opportunity to correct or address the items disapproved, in which case:
 275. (a) Seller shall respond in writing within five (5) days or _____ days after delivery to Seller of Buyer's notice of items
 276. disapproved. Seller's failure to respond to Buyer in writing within the specified time period shall conclusively be deemed
 277. Seller's refusal to correct or address any of the items disapproved.
 278. (b) **If Seller agrees in writing to correct items disapproved, Seller shall correct the items, complete any repairs in a**
 279. **workmanlike manner and deliver any paid receipts evidencing the corrections and repairs to Buyer three (3) days**
 280. **or _____ days prior to the COE Date.**
 281. (c) If Seller is unwilling or unable to correct or address any of the items disapproved, Buyer may cancel this Contract within
 282. five (5) days after delivery of Seller's response or after expiration of the time for Seller's response, whichever occurs
 283. first, and the Earnest Money shall be released to Buyer. If Buyer does not cancel this Contract within the five (5) days as
 284. provided, Buyer shall close escrow without those items that Seller has not agreed in writing to correct or address.

- 285. **VERBAL DISCUSSIONS WILL NOT EXTEND THESE TIME PERIODS.** Only a written agreement signed by both parties will extend
 286. response times or cancellation rights.

- 287. **BUYER'S FAILURE TO GIVE NOTICE OF DISAPPROVAL OF ITEMS OR CANCELLATION OF THIS CONTRACT WITHIN**
 288. **THE SPECIFIED TIME PERIOD SHALL CONCLUSIVELY BE DEEMED BUYER'S ELECTION TO PROCEED WITH THE**
 289. **TRANSACTION WITHOUT CORRECTION OF ANY DISAPPROVED ITEMS.**

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Residential Resale Real Estate Purchase Contract >>

- 8b. 390. **Risk of Loss:** If there is any loss or damage to the Premises between the date of Contract acceptance and COE or possession, 391. whichever is earlier, by reason of fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be on Seller, provided, 392. however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the purchase price, either Seller or 393. Buyer may elect to cancel the Contract.
- 8c. 394. **Permission:** Buyer and Seller grant Broker(s) permission to advise the public of this Contract.
- 8d. 395. **Arizona Law:** This Contract shall be governed by Arizona law and jurisdiction is exclusively conferred on the State of Arizona.
- 8e. 396. **Time is of the Essence:** The parties acknowledge that time is of the essence in the performance of the obligations described 397. herein.
- 8f. 398. **Compensation:** Seller and Buyer acknowledge that Broker(s) shall be compensated for services rendered as previously agreed by 399. separate written agreement(s), which shall be delivered by Broker(s) to Escrow Company for payment at COE, if not previously paid. 400. If Seller is obligated to pay Broker(s), this Contract shall constitute an irrevocable assignment of Seller's proceeds at COE. If Buyer 401. is obligated to pay Broker(s), payment shall be collected from Buyer as a condition of COE. COMMISSIONS PAYABLE FOR THE 402. SALE, LEASING, OR MANAGEMENT OF PROPERTY ARE NOT SET BY ANY BOARD OR ASSOCIATION OF REALTORS®, OR 403. MULTIPLE LISTING SERVICE, OR IN ANY MANNER OTHER THAN BETWEEN BROKER AND CLIENT.
- 8g. 404. **Copies and Counterparts:** A fully executed facsimile or electronic copy of the Contract shall be treated as an original Contract. 405. This Contract and any other documents required by this Contract may be executed by facsimile or other electronic means and in any 406. number of counterparts, which shall become effective upon delivery as provided for herein, except that the Disclosure of Information 407. on Lead-Based Paint and Lead-Based Paint Hazards may not be signed in counterpart. All counterparts shall be deemed to 408. constitute one instrument, and each counterpart shall be deemed an original.
- 8h. 409. **Days:** All references to days in this Contract shall be construed as calendar days and a day shall begin at 12:00 a.m. and 410. end at 11:59 p.m.
- 8i. 411. **Calculating Time Periods:** In computing any time period prescribed or allowed by this Contract, the day of the act or event from 412. which the time period begins to run is not included and the last day of the time period is included. Contract acceptance occurs on the 413. date that the signed Contract (and any incorporated counter offer) is delivered to and received by the appropriate Broker. Acts that 414. must be performed three (3) days prior to the COE Date must be performed three (3) full days prior (i.e. – if the COE Date is Friday 415. the act must be performed by 11:59 p.m. on Monday).
- 8j. 416. **Entire Agreement:** This Contract, and any addenda and attachments, shall constitute the entire agreement between Seller and 417. Buyer, shall supersede any other written or oral agreements between Seller and Buyer and can be modified only by a writing signed 418. by Seller and Buyer. The failure to initial any page of this Contract shall not affect the validity or terms of this Contract.
- 8k. 419. **Subsequent Offers:** Buyer acknowledges that Seller has the right to accept subsequent offers until COE. Seller understands that 420. any subsequent offer accepted by Seller must be a backup offer contingent on the cancellation of this Contract.
- 8l. 421. **Cancellation:** A party who wishes to exercise the right of cancellation as allowed herein may cancel this Contract by delivering 422. notice stating the reason for cancellation to the other party or to Escrow Company. Cancellation shall become effective immediately 423. upon delivery of the cancellation notice.
- 8m. 424. **Notice:** Unless otherwise provided, delivery of all notices and documentation required or permitted hereunder shall be in writing 425. and deemed delivered and received when: (i) hand-delivered; (ii) sent via facsimile transmission; (iii) sent via electronic mail, if email 426. addresses are provided herein; or (iv) sent by recognized overnight courier service, and addressed to Buyer as indicated in Section 427. 8q, to Seller as indicated in Section 9a and to Escrow Company indicated in Section 3a.
- 8n. 428. **Release of Broker(s):** Seller and Buyer hereby expressly release, hold harmless and indemnify Broker(s) in this 429. transaction from any and all liability and responsibility regarding financing, the condition, square footage, lot lines, 430. boundaries, value, rent rolls, environmental problems, sanitation systems, roof, wood infestation, building codes, 431. governmental regulations, insurance, price and terms of sale, return on investment or any other matter relating to the value 432. or condition of the Premises. The parties understand and agree that Broker(s) do not provide advice on property as an 433. investment and are not qualified to provide financial, legal, or tax advice regarding this real estate transaction. 434. (SELLER'S INITIALS REQUIRED) BW SELLER (BUYER'S INITIALS REQUIRED) GJT BUYER EAT BUYER
- 8o. 435. **Terms of Acceptance:** This offer will become a binding Contract when acceptance is signed by Seller and a signed copy delivered 436. in person, by mail, facsimile or electronically, and received by Broker named in Section 8q 437. by August 30, 2023 at 9:00 a.m./p.m., Mountain Standard Time. 438. Buyer may withdraw this offer at any time prior to receipt of Seller's signed acceptance. If no signed acceptance is received by this 439. date and time, this offer shall be deemed withdrawn and Buyer's Earnest Money shall be returned.
- 8p. 440. THIS CONTRACT CONTAINS TEN (10) PAGES EXCLUSIVE OF ANY ADDENDA AND ATTACHMENTS. PLEASE ENSURE 441. THAT YOU HAVE RECEIVED AND READ ALL TEN (10) PAGES OF THIS OFFER AS WELL AS ANY ADDENDA AND 442. ATTACHMENTS.

>>

BW
SELLER SELLER

<Initials

Initials>

GJT BUYER EAT BUYER

Residential Resale Real Estate Purchase Contract >>

8q. 443. Broker on behalf of Buyer:
444. Rachel Krill rk326 BR559282000
445. PRINT AGENT'S NAME AGENT MLS CODE AGENT STATE LICENSE NO.
446. eXp Realty XPRE18
447. 2301 S Stearman Drive Chandler AZ 85286 LC634213019
448. 928-246-4714 rachelkrill@me.com

8r. 449. Agency Confirmation: Broker named in Section 8q above is the agent of (check one):
450. [X] Buyer; [] Seller; or [] both Buyer and Seller

8s. 451. The undersigned agree to purchase the Premises on the terms and conditions herein stated and acknowledge receipt of a copy hereof including the Buyer Attachment.
452. Guy J Tonti 08/28/2023 Elizabeth A. Tonti 08/28/2023
453. BUYER'S SIGNATURE MO/DA/YR BUYER'S SIGNATURE MO/DA/YR
454. Guy J Tonti Elizabeth A. Tonti
455. ADDRESS ADDRESS
456. CITY, STATE, ZIP CODE CITY, STATE, ZIP CODE

9. SELLER ACCEPTANCE

9a. 457. Broker on behalf of Seller:
458. Nuvia Sanchez ns397 SA674807000
459. PRINT AGENT'S NAME AGENT MLS CODE AGENT STATE LICENSE NO.
460. Best Homes Real Estate bhre001
461. 21448 N 75th Ave Glendale AZ 85308 LC689102000
462. (480) 427-1258 nuviarsanchez@gmail.com

9b. 463. Agency Confirmation: Broker named in Section 9a above is the agent of (check one):
464. [X] Seller; or [] both Buyer and Seller

9c. 465. The undersigned agree to sell the Premises on the terms and conditions herein stated, acknowledge receipt of a copy hereof and grant permission to Broker named in Section 9a to deliver a copy to Buyer.
467. [X] Counter Offer is attached, and is incorporated herein by reference. Seller must sign and deliver both this offer and the Counter Offer. If there is a conflict between this offer and the Counter Offer, the provisions of the Counter Offer shall be controlling.
469. ROSENBARRY PROPERTIES LLC (By Burton W. Wiand, Receiver)
470. SELLER'S NAME PRINTED

473. [] OFFER REJECTED BY SELLER: MONTH DAY YEAR (SELLER'S INITIALS)

For Broker Use Only:
Brokerage File/Log No. Manager's Initials Broker's Initials Date



Best Homes Real Estate

COUNTER OFFER 1

Document updated:
June 2021



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. This is a Counter Offer originated by: Seller Buyer Landlord Tenant
2. This is a Counter Offer to the Offer Counter Offer dated 08/28/2023 between the following Parties:
MO/DAY/YR
3. Seller/Landlord: Burton W. Wiand Receiver
4. Buyer/Tenant: Guy J. Tonti, Elizabeth A. Tonti
5. Premises Address: 7320 E Solano DR, Scottsdale, AZ 85250
6. Acceptance of the above Offer and/or Counter Offer is contingent upon agreement to the following:
7. Purchase price to be \$725,000.00
8. _____
9. Time of acceptance on the purchase contract to be September 1st, 2023 at 8:00 PM.
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____

19. Terms of Acceptance: Unless acceptance of this Counter Offer is signed by all parties and a signed copy delivered in person, by mail, facsimile or electronically, and received by the originating party's Broker named in the Contract Section 8q or 9a as applicable

20. by 09/01/2023 at 8:00 a.m. p.m., Mountain Standard Time, this Counter Offer shall be considered withdrawn.

21. Except as modified by this Counter Offer, all other terms and conditions of the above referenced Offer/Counter Offer(s) shall remain unchanged and deemed accepted. Until this Counter Offer has been accepted in the manner described above, the Parties understand

22. that the Party originating this Counter Offer may withdraw the offer to buy, sell, or lease the Premises.

23. The undersigned acknowledges receipt of a copy hereof.

26. Burton W. Wiand Receiver Date: 9-1-2023 Time: noon

27. Seller Buyer Landlord Tenant

28. _____ Date: _____ Time: _____

29. Seller Buyer Landlord Tenant

RESPONSE

30. _____

31. An additional Counter Offer is attached, and is incorporated by reference. If there is a conflict between this Counter Offer and the

32. additional Counter Offer, the provisions of the additional Counter Offer shall be controlling.

33. _____ Date: _____ Time: _____

34. Seller Buyer Landlord Tenant

35. _____ Date: _____ Time: _____

36. Seller Buyer Landlord Tenant

ACCEPTANCE

37. _____

38. The undersigned agrees to the terms and conditions of this Counter Offer and acknowledges receipt of a copy hereof.

39. Guy J Tonti Date: 09/04/23 Time: _____

40. Seller Buyer Landlord Tenant

41. Elizabeth A. Tonti Date: 09/04/23 Time: _____

42. Seller Buyer Landlord Tenant

For Broker Use Only:
 Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DAY/YR




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Arizona Association of REALTORS


ADDENDUM 1

Document updated: June 1993

| | | |
|--|--|---|
|  <p>ARIZONA ASSOCIATION OF REALTORS® REAL SOLUTIONS. REALTOR® SUCCESS</p> | <p>The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.</p> |   |
|--|--|---|

1. This is an addendum originated by the: Seller Buyer Landlord Tenant.
2. This is an addendum to the Contract dated 09/04/2023 between the following Parties:
MO/DA/YR
3. Seller/Landlord: ROSENBARRY PROPERTIES LLC
4. Buyer/Tenant: Guy J Tonti Elizabeth A. Tonti
5. Premises: 7320 E SOLANO Drive Scottsdale AZ 85250
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. Seller Response time on line 437 of the contract to be extended to September 4th, 2023
8. at 1:00pm.
- 9.
10. Buyer Response time on line 21 of Counter Offer 1 to be extended to September 5th, 2023
11. at 8:00am.
- 12.
13. Line 24 of the Purchase contract to read: On or before October 20th, 2023.
14. -----
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42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

| | |
|---|--|
| 43. <u>Guy J Tonti</u> <u>09/04/23</u> | <u>Elizabeth A. Tonti</u> <u>09/04/23</u> |
| 44. <input type="checkbox"/> Seller <input checked="" type="checkbox"/> Buyer MO/DA/YR | <input type="checkbox"/> Seller <input checked="" type="checkbox"/> Buyer MO/DA/YR |
| 45. <input type="checkbox"/> Landlord <input type="checkbox"/> Tenant | <input type="checkbox"/> Landlord <input type="checkbox"/> Tenant |
| 46.  <u>9-5-2023</u> | |
| 47. <input checked="" type="checkbox"/> Seller <input type="checkbox"/> Buyer MO/DA/YR | <input type="checkbox"/> Seller <input type="checkbox"/> Buyer MO/DA/YR |
| 48. <input type="checkbox"/> Landlord <input type="checkbox"/> Tenant | <input type="checkbox"/> Landlord <input type="checkbox"/> Tenant |

49. For Broker Use Only:
 Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
 MO/DA/YR

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Arizona Association of REALTORS

ADDENDUM 3

Document updated:
June 1993



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- 1. This is an addendum originated by the: Seller Buyer Landlord Tenant.
- 2. This is an addendum to the Contract dated 09/04/2023 between the following Parties:
MO/DA/YR
- 3. Seller/Landlord: ROSENBARRY PROPERTIES LLC
- 4. Buyer/Tenant: Guy J Tonti Elizabeth A. Tonti
- 5. Premises: 7320 E SOLANO Drive Scottsdale AZ 85250

6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. **Sales price to be \$717,500**

8. -----

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- 41.

42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. ^{Authentisign} Guy J Tonti 09/24/23 ^{Authentisign} Elizabeth A. Tonti 09/24/23

44. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR

45. Landlord Tenant Landlord Tenant

46. [Signature] Receiver 9-26-2023

47. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR

48. Landlord Tenant Landlord Tenant

49. **For Broker Use Only:**
 Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
 MO/DA/YR



SELLER'S RESPONSE

TO BE COMPLETED ONLY IF BUYER PROVIDES SELLER AN OPPORTUNITY TO CORRECT OR ADDRESS ITEMS DISAPPROVED ON PAGES 1-2. (See Section 6j)

If Buyer provides Seller an opportunity to correct or address items disapproved, Seller shall respond within five (5) days or otherwise specified days after delivery of this notice.

Seller responds as follows:

- Seller agrees to correct or address the items disapproved by Buyer pursuant to terms set forth herein and Section 6j of the Contract.
- Seller is unwilling or unable to correct or address any of the items disapproved by Buyer.
- Seller's response to Buyer's Notice is as follows (Attach an addendum, if applicable):

Buyer shall receive a \$7,500 credit to cover all items identified on the inspection report.
 This \$7,500 credit includes the \$125 credit to reimburse Buyer for the additional inspection fee incurred.

Both the parties have agreed to lower the purchase price in lieu of repairs in the amount of \$7,500, reflected on Addendum 3.

9/26/2023

BB

BB

The undersigned agrees to the modified or additional terms and conditions, if any, and acknowledges receipt of a copy hereof.

Rosenberry Receiver 9-23-2023
 ^ SELLER'S SIGNATURE MO/DA/YR
 ROSENBERRY PROPERTIES LLC

^ SELLER'S SIGNATURE MO/DA/YR

BUYER'S ELECTION

TO BE COMPLETED ONLY IF SELLER HAS NOT AGREED TO CORRECT ALL ITEMS DISAPPROVED (See Section 6j)

- Buyer elects to cancel this Contract
- Buyer accepts Seller's response to Buyer's Notice and agrees to close escrow without correction of those items Seller has not agreed in writing to correct or address.

The undersigned agrees to the modified or additional terms and conditions, if any, and acknowledges receipt of a copy hereof.

Guy J Tonti 09/24/23
 ^ BUYER'S SIGNATURE MO/DA/YR
 Guy J Tonti

Elizabeth A. Tonti 09/24/23
 ^ BUYER'S SIGNATURE MO/DA/YR
 Elizabeth A. Tonti

EXHIBIT 2

GASTINEAU

REAL ESTATE TEAM

Summary Overview

Date: 5/24/2023

Subject Property: 7320 E. Solano Dr Scottsdale Az.

Subject property has been listed in the Arizona Regional MLS for 236 days. The original list price was \$835,000. There was only 1 list price reductions with a final listed price of \$799,000. Subject expired off market on 4/30/2023.

The subject is located in the southern/mid part of Scottsdale Az. The ownership is Leasehold. There are approximately 53 years left on the land lease. These types of subdivisions are very unique in Arizona. Most agents are confused as to how they work therefore they have a hardtime explaining it to their buyers. Leasehold properties are far less desirable than fee simple ownership.

There are 4 communities called Briarwood that are all leaseholds (see included map). These are the only comparable properties for Scottsdale.

It should be noted that automated or desktop valuations likely won't take into account the leasehold type of ownership, therefore most are significantly overpriced and wrong.

The subject is in overall good condition. There have been some good upgrades however there are still "dated" parts of the home. Therefore, when determining market value we should look at partial remodels rather than complete/full remodels.

We do not know how many offers were submitted on this property while listed or the exact terms of any accepted offer. However, there are many reasons a home does not sell while listed, this home appears to have two obvious reasons that likely added to the significant days on the market.

Possible Reasons home has not sold:

- Initial list price was too high which ultimately resulted in the property being stigmatize. The average days on market for Briarwood homes are typically less than 120 days, often much quicker if priced correctly. Subject property expired at 236 days on market.
- Commission offered to buyers agent was 2%. This is 33% less than what is typical in the area for this type of home. 3% is more common, especially in this changing market. Though it is not legal, agents will steer their clients to homes that offer more compensation. (It should be noted that 2 of the 3 of the Active Briarwood Listings used in BPO are offering 3% commission)

Attached to this summary is a Broker Price Opinion complete with a pricing strategy, map of comparable properties and copies of MLS printouts of all comparable homes used to determine this pricing strategy.

Please reach out to Marc Gastineau at 602-497-1077 cell/text with any questions on this analysis.

Marc Gastineau

Marc Gastineau

Gastineau Real Estate Team

Realty One Group

Serving Phoenix Metro for 24 years

GASTINEAU

REAL ESTATE TEAM

BROKER PRICE OPINION

Interior Inspection

Property Address: 7320 E. Solano Dr. Scottsdale, Az. 85250

Borrower: _____ REO#: _____ ID #: _____

NEIGHBORHOOD DATA

Location: Urban Rural Suburban
 Supply/Demand: Shortage In Balance Over Supply
 Property Values: Improving Stable Declining
 Predominant Ownership: Investor Homeowner
 New Construction: Yes No
 Seasonal Market: Yes No If yes, when: _____
 # of competitive listings for sale: _____ Typical Neighborhood Marketing Time: 60-120 days

SUBJECT PROPERTY

| Property Type | Cond. | BR/BA | Age | Sq. Ft. | Lot Size | Gar. |
|-----------------------------|-------|-------|------|---------|----------|-------|
| Leasehold attached Townhome | Good | 3/2 | 1980 | 2,256 | 7,454 | 2 car |

Detailed Property Features and Condition Comments:

Subject has updated high end kit with new cabinets, soapstone counters and Viking appliances. Flooring is a pinkish looking older tile, vaulted ceilings But the beams were painted white. Master bath is odd with a double sink vanity but one of the sinks is on the very end of the counter right next to the Bath tub. Back yard has a uncovered patio. Subject faces a fairly busy road. ***Property is a Lease hold Ownership***

Current Market Condition Comments:

The demand for this type of property is considerably lower than non Leasehold type of properties. However these homes still sell, they just must be Priced right.

Subject Sales Listing History:

| Date Listed | Date Sold | DOM | List Price | Sale Price | Condition | Comments |
|-------------|-----------|-----|------------|------------|-----------|----------|
| 6-27-2017 | 9-13-2017 | 40 | 385,000 | 380,000 | Good | |

COMPARABLE SALES

| Address | Proximity | Cond. | BR/BA | Age | Sq. Ft. | Lot Size | Gar. | Bsmt. | List Price | Sale Price | Sale Date | DOM |
|------------------------------|-----------|-------|-------|------|---------|----------|------|-------|------------|------------|-----------|-----|
| 7308 E. Keim Dr. | .3 Mile | Good | 3/2 | 1976 | 2,240 | 7,392 | 2G | 0 | 795,000 | 565,000 | 3-3-2023 | 264 |
| 7326 E. Rovey Ave | .2 Mile | Good | 2/2 | 1973 | 1,518 | 4,331 | 2G | 0 | 597,000 | 595,800 | 4-7-2023 | 196 |
| 6044 N. 73 rd St. | .3 Mile | Exc. | 3/2 | 1973 | 2,019 | 5,748 | 2G | 0 | 799,000 | 700,000 | 3-31-2023 | 120 |

Please provide similar or different features compared to the subject property; also indicate if inferior, superior, or equal:

- # 1 Equal – **Detached** Home, Lrg. Diving Pool, Cul-de-sac lot, new roof & A/C, Covered patio, wood flooring, carpet and the same pinkish tile
- # 2 Equal – Attached Patio Home, Upgraded Plank Floors, Guest Bath complete remodel w/ Marble floor & Vanity, landscaped bk yd
- # 3 Superior-**Detached** SFD, Highly Upgraded throughout, Kit. Has new shaker cabinets, quartz counters, modern tile, pool, newer baths, very nice

COMPARABLE LISTINGS

| Address | Proximity | Cond. | BR/BA | Age | Sq. Ft. | Lot Size | Gar. | Bsmt. | Original List Price | Current List Price | DOM |
|----------------------|-----------|-------|-------|------|---------|----------|------|-------|---------------------|--------------------|-----|
| 7308 E. Rovey Ave | .2 Mile | Good | 3/2 | 1973 | 2,069 | 7,547 | 2g | 0 | 619,000 | 549,950 | 18 |
| 7320 E. Keim Dr. | .3 Mile | Fair | 3/2.5 | 1977 | 3,454 | 6,274 | 2cpt | 0 | 585,000 | 585,000 | 8 |
| 7343 E. Marlette Ave | .5 Mile | Good | 3/2.5 | 1978 | 2,876 | 7,732 | 2G | 0 | 788,000 | 779,000 | 32 |

Please provide similar or different features compared to the subject property; also indicate if inferior, superior, or equal:

- # 1 Superior –**Detached** Home Owner is a Real Estate agent, pool, wood floors, highly upgraded kit, tile covered patio, modern fireplace
- # 2 Inferior – Attached Patio Home Subject has a nice pool, wood flooring in living areas, but kit and baths need to be updated, Cul-de-sac lot.
Superior – Attached Patio Home, Heated Pool & Spa, Grass Bk yd, Same pinkish tile as subject, 2 Fireplaces, Vaulted ceilings with painted 2 tone beams
- # 3

GASTINEAU
REAL ESTATE TEAM

BROKER PRICE OPINION (cont.)

Required repairs to bring to FHA Lending Standards as well as broker/agent recommended repairs and your **estimate** of cost by item:

| | |
|--|---------------|
| Remove mattress | \$ 250 |
| Organize all the wires that are on the floor to create an appealing look | \$ 100 |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| Total Repairs | \$ 350 |

OPINION OF VALUE

| | AS IS | REPAIRED |
|-----------------------|--------------|-----------------|
| SUGGESTED LIST | 620,000 | 620,000 |
| PROBABLE FINAL | 615,000 | 615,000 |

RECOMMENDATION AND COMMENTS REGARDING PRICING STRATEGY*:

Proper initial pricing is going to be vital for this property. These leasehold properties can become stigmatized very quickly. They have so much going against them due to type of ownership anyway.

If there are no offers after 3 full weekends of being active on the market there should be a list price reduction of \$5k. This will allow the property to show back up in the top of buyers list as "price reduced". If after 60 days of market time a new full analysis should be done to determine another strategy using the most recent sales.

It should be noted that the subject backs to a fairly busy road. All comps used did not back to busy road. Subject has a very nice updated kitchen & baths which is its main appeal to buyers.

Sold comp #2 is the best comparable sale, though smaller than subject. Comp is more appealing with better upgrades than Subject. This property was priced correctly and sold for close to asking price, though it still took 190+ days to sell. With these properties if you price it right it will sell. If not you wont get offers or much showings.

Biggest concern for subject is it backs a busy road.

BROKER/AGENT INFORMATION

| | |
|---|----------------------------------|
| Prepared By: <u>Marc Gastineau</u> | Date Completed: <u>5-24-2023</u> |
| Firm Name: <u>Realty One Group</u> | Broker/Tax I.D.#: _____ |
| Address: <u>17550 N. Perimeter Dr Scottsdale Az</u> | Date Vacant: _____ |
| Tele/Cel: <u>602-497-1077</u> Fax: _____ | E-mail: <u>mg@mgroup.com</u> |

Residential

7 Properties

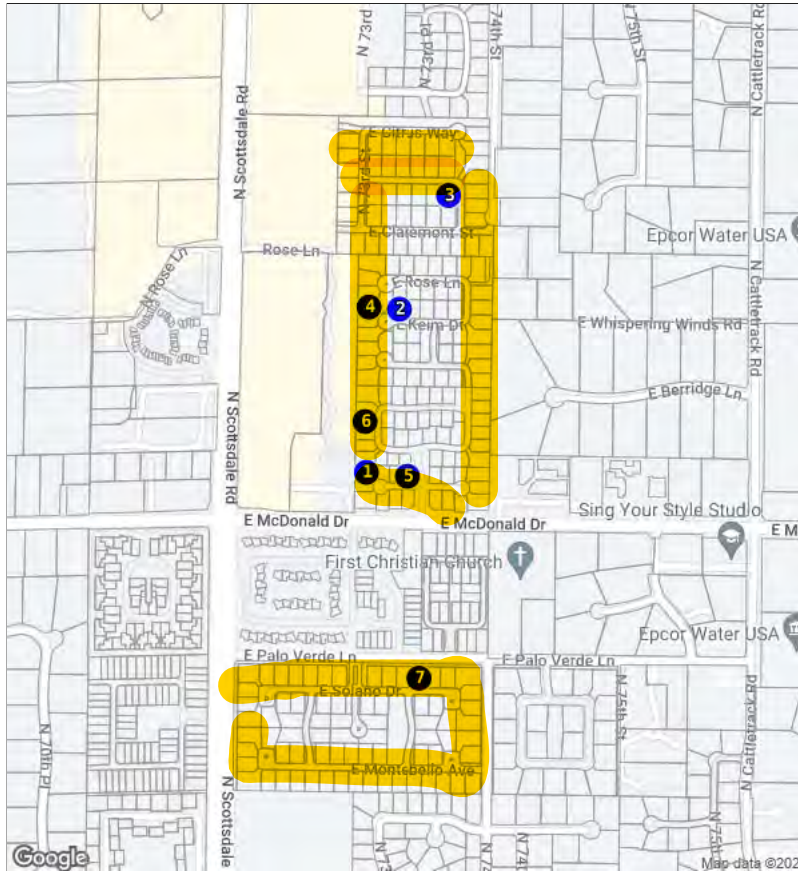
| MLS # | Status | Address | Price | Map Code/Grid | Dwelling Type | # Bedrooms | # Bathrooms | Approx SQFT | Price/SqFt | Subdivision |
|-----------|---|---------------------|-----------|---------------|---------------|------------|-------------|-------------|------------|-------------------|
| 1 6553423 | Active | 7308 E ROVEY AVE | \$549,950 | N37 | SF | 3 | 2 | 2,069 | 265.8 | BRIARWOOD |
| 2 6557502 | UCB (Under Contract-Backups) Status Change | 7320 E KEIM DR | \$585,000 | N37 | TH | 3 | 2.5 | 2,454 | 238.39 | BRIARWOOD 2 |
| 3 6529934 | Active | 7343 E MARLETTE AVE | \$779,000 | N37 | PH | 3 | 2.5 | 2,876 | 270.86 | BRIARWOOD 3 |
| 4 6417663 | Closed | 7308 E KEIM DR | \$565,000 | N37 | SF | 3 | 2 | 2,240 | 252.23 | BRIARWOOD |
| 5 6519864 | Closed | 7326 E ROVEY AVE | \$595,800 | N37 | PH | 2 | 2 | 1,518 | 392.49 | BRIARWOOD REAMEND |
| 6 6487435 | Closed | 6044 N 73RD ST | \$700,000 | N37 | SF | 3 | 2 | 2,019 | 346.7 | BRIARWOOD |
| 7 6460656 | Expired X | 7320 E Solano DR | \$799,000 | M37 | TH | 3 | 2 | 2,256 | 354.17 | Briarwood Four |

Prepared by Gastineau Real Estate Team

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
 DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

05/24/2023 1:40 PM

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DMCA



YELLOW BOXES ARE THE LEASEHOLD COMMUNITIES.

THE SUBDIVISIONS ARE CALLED BRIARWOOD.


FEE SIMPLE OWNERSHIP ARE NOT COMPARABLE TO LEASEHOLD OWNERSHIP.

| Legend | |
|---|--|
| 1. 7308 E ROVEY AVE, Scottsdale, AZ 85250(6553423) | 5. 7326 E ROVEY AVE, Scottsdale, AZ 85250(6519864) |
| 2. 7320 E KEIM DR, Scottsdale, AZ 85250(6557502) | 6. 6044 N 73RD ST, Scottsdale, AZ 85250(6487435) |
| 3. 7343 E MARLETTE AVE, Scottsdale, AZ 85250(6529934) | 7. 7320 E Solano DR, Scottsdale, AZ 85250(6460656) |
| 4. 7308 E KEIM DR, Scottsdale, AZ 85250(6417663) | |

Agent Report (1)

7308 E ROVEY AVE, Scottsdale, AZ 85250

\$549,950

| | |
|--|---|
|  | 6553423 Residential Single Family - Detached Active |
| | Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,069 / County Assessor Price/SqFt: \$265.8 Year Built: 1973 Flood Zone: No Pool: Private Only Encoded Features: 32FRDXP2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached |
| | Approx Lot SqFt: 7,547 / County Assessor Approx Lot Acres: 0.173 Subdivision: BRIARWOOD Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Briarwood Model: Builder Name: unknown Hun Block: Map Code/Grid: N37 Building Number: |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | High School District: Scottsdale Unified District High School: Saguario High School |

Cross Streets: McDonald and Scottsdale **Directions:** 101 to McDonald go west entrance 1 block East of Scottsdale on the right

Public Remarks: Detached Home with Views of Camelback MNT in a gated community of Briarwood. Close proximity to golfing, shopping, Old town, and all Scottsdale has to offer. Welcome to a very spacious 3 bedroom 2 full bath detached home with a private yard and pool. Courtyard entrance to the main living with tons of natural light, vaulted ceilings a formal front room and dining room. The updated kitchen boasts light cabinets, SS appliances and eating bar. The kitchen is a great entertaining area with adjacent sliders to the patio and entertaining back yard with pool and covered eating space plus views of Camel Back Mountain. 3 spacious bedrooms and 2 full baths. The primary bedroom has sliders to the outside patio and pool plus a walk in full bathroom and closet. A 2 car garage and fantastic gated commu

| | | | | |
|----------------|--------------------------|----------------------|-------------|-------------|
| Master Bedroom | Bedroom 2 Family Room | Bedroom 3 Kitchen | Dining Room | Living Room |
|----------------|--------------------------|----------------------|-------------|-------------|

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|--|---|---|--|
| Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage Road Responsibility: City Maintained Road Pool Features: Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Two Way Fireplace: Gas Fireplace Landscaping: Desert Front Features: Vaulted Ceiling(s) Community Features: Near Bus Stop Flooring: Laminated; Tile Windows: Dual Pane; Vinyl Frame | Kitchen Features: Dishwasher; Refrigerator Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Washer Included; Dryer Included; Inside Dining Area: Formal; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room | Architecture: Territorial/Santa Fe Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s); Programmable Thmstat Heating: Electric Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public | County Code: Maricopa Legal Description (Abbrev): LOT 51 BRIARWOOD REAMENDED MCR 015830 AN: 174-15-081-B Lot Number: 51 Town-Range-Section: 2N-4E-11 Cty Bk&Pg: Plat: Taxes/Yr: \$1,128/2022 Ownership: Leasehold New Financing: Cash; Conventional Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail Auction: No Possession: Close of Escrow |

Fees & Homeowner Association Information

| | | |
|--|---|------------------------------------|
| HOA Y/N: Y / \$168 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$400 | HOA Name: Briarwood HOA Management Company: Focus Management LLC | HOA Telephone: 602-635-9777 |
| HOA 2 Y/N: N HOA 3 Y/N: | | |

| | | |
|---|--|---|
| Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); FHA Approved Prjct; VA Approved Prjct | Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: Y / \$675 Monthly PAD Fee Y/N: Y / \$0 Annually Com Facilities Distr: N | TH Mthly Fee Equiv: \$843 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$1,686 Disclosure Fees HOA: \$0 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0 |
|---|--|---|

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|--|---|--|
| CDOM/ADOM: 18 / 18 List Date: 05/06/2023 Status Change Date: 05/06/2023 | Original List Price: \$619,000 List Price: \$549,950 | SA: N / BB: Y / 2.5% Var: N Type: ER Other Compensation: Special Listing Cond: Owner/Agent |

Private Remarks: The seller is selling as is and is an active real estate Broker in the State of WA. She has completed many updates documents and information are in the documents tab. The home is staged. Please use Equitable Title/Escrow. Lease is good til 2070 and has been a lease since conception, see title in documents.GREAT PRICE DROP BRING OFFERS

Semi-Private Remarks: This is a spacious detached home in a wonderful location. Seller is a licensed Broker in the state of WA. Many updates in this 3 bedroom 2 bath home with a private pool and 2 car garage. Walking distance to great restaurants, golfing and shopping. Leased land, lower land property taxes for a great area of Scottsdale.FANTASTIC PRICE REDUCTION!!!

Office Remarks:

| | | |
|--|--|---|
| Showing Instructions | Owner/Occupant Information | Property Access |
| Permission Required to Show: Yes To Schedule Showing: Use ShowingTime | Occupant - DND2: Vacant Ownr/Occ Name - DND2: LISA R LONG | ARMLS Lockbox: Yes Non-ARMLS Lockbox: No Gate Code - DND2: #1234 |

| Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|--|--------------------------------|---------------|--------------|-----------------|------------------------------|--------------|
| LA Terry Jones tj178 SA646241000 | HomeSmart cri01 LC506032000 | 206-650-8489 | 602-230-7600 | teri@hsmove.com | 206-650-8489 206-650-8489 | 602-889-2155 |

Agent Report (2)

7320 E KEIM DR, Scottsdale, AZ 85250

\$585,000



| | | | |
|--|-------------|--|------------------------------|
| 6557502 | Residential | Townhouse | UCB (Under Contract-Backups) |
| Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,454 / County Assessor Price/SqFt: \$238.39 Year Built: 1977 Pool: Private Only Encoded Features: 32.5FRXP2C Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Detached | | Approx Lot SqFt: 6,274 / County Assessor Approx Lot Acres: 0.144 Subdivision: BRIARWOOD 2 Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: Builder Name: Malouf Hun Block: Map Code/Grid: N37 Building Number: | |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | | High School District: Scottsdale Unified District High School: Saguardo High School | |

Cross Streets: McDonald Drive and Scottsdale Rd **Directions:** Gated entrance is just east of Scottsdale Rd on McDonald Drive.

Public Remarks: Enjoy the charm & quiet of this gated Briarwood 2 enclave located in the heart of Scottsdale. This home is easily accessible to Old Town Scottsdale, Fashion Square and Hilton Village with close proximity to Salt River Fields, restaurants, shopping, 101 freeway and Sky Harbor Airport. Located along a quiet cul-de-sac and nestled in a community of mature trees with the quiet sound of birds in the morning yet minutes from the action. This spacious 3-bedroom 2.5 bath home has endless possibilities as a primary residence or seasonal retreat. The large patio and crystal-clear pool along with low property taxes will entice you to call this home. Check the documents tab for additional information regarding land lease properties and the advantages to consider.

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|---|--|---|--|
| Garage Spaces: 0 Carport Spaces: 2 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool Features: Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Grass Front; Auto Timer H2O Front Exterior Features: Patio; Pvt Yrd(s)/Crtyrd(s) Features: No Interior Steps Community Features: Gated Community; Near Bus Stop Flooring: Carpet, Tile, Vinyl | Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Refrigerator; Wall Oven(s); Multiple Ovens; Laminate Counters Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2023; Floor Partial/Full: Partial | Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Foam Fencing: Block Cooling: Refrigeration Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; High Speed Internet Available | County Code: Maricopa Legal Description (Abbrev): LOT 75 BRIARWOOD 2 MCR 017217 AN: 174-15-114 Lot Number: 75 Town-Range-Section: 2N-4E-11 Cty Bk&Pg: Plat: Taxes/Yr: \$1,529/2022 Ownership: Leasehold New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: Close of Escrow |

| | | | |
|--|---|--|-----------------------------|
| Fees & Homeowner Association Information | | | |
| HOA Y/N: Y / \$173.14 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$150 | HOA Name: Associative Property | | HOA Telephone: 480-941-1077 |
| HOA 2 Y/N: N | | | |
| HOA 3 Y/N: | | | |
| Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks) | Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: Y / \$542.6 Monthly PAD Fee Y/N: N | Ttl Mthly Fee Equiv: \$715.74 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$319.14 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0 | |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|---|---|--|
| CDOM/ADOM: 7 / 8 List Date: 05/16/2023 Status Change Date: 05/22/2023 | Original List Price: \$585,000 List Price: \$585,000 | SA: N / BB: Y / 3% Var: N Type: ER Other Compensation: Special Listing Cond: N/A |

Semi-Private Remarks: Lease land benefits are located under the documents tab.


| | | |
|---|---|--|
| Office Remarks: | | |
| Showing Instructions | Owner/Occupant Information | Property Access |
| Permission Required to Show: No Notify: Via Showing Time | Occupant - DND2: Vacant Ownr/Occ Name - DND2: Client of the Broker | ARMLS Lockbox: Yes Non-ARMLS Lockbox: No Gate Code - DND2: #6050 Lockbox Location: Water spigot carport |

| Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|--|---|---------------|--------------|-------------------------|-----------------|--------------|
| LA Karen Picarello kp008 SA102045000 | RE/MAX Fine Properties mfp03 LC629808000 | 602-618-3344 | 480-792-9500 | teampicarello@gmail.com | | 480-860-8755 |

Agent Report (3)

7343 E MARLETTE AVE, Scottsdale, AZ 85250

\$779,000

| | |
|--|---|
|  | 6529934 Residential Patio Home Active |
| | Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,876 / Appraiser Price/SqFt: \$270.86 Year Built: 1978 Flood Zone: No Pool: Private Only Encoded Features: 32.5FRXPSL2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Patio Home Dwelling Styles: Attached |
| | Approx Lot SqFt: 7,732 / County Assessor Approx Lot Acres: 0.178 Subdivision: BRIARWOOD 3 Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Briarwood Model: Builder Name: Malouf Hun Block: 6350 N Map Code/Grid: N37 Building Number: |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | High School District: Scottsdale Unified District High School: Saguario High School |

Cross Streets: Scottsdale Road & Lincoln **Directions:** Head east on Lincoln Dr toward N Scottsdale Rd, Right on N 74th St to gate, Right on N 73rd Way, Continue on E Marlette Ave. Property will be on the left.

Public Remarks: Spacious, beautifully maintained three bed, two full and one half bath with two fireplaces in Malouf's most sought after floor plan. Separate living room and family room. Timeless finishes and loads of natural light! No interior steps. Perfectly located- Literally a two minute walk to Hilton Village or the Borgata and grocery shopping. Maybe a five minute walk to the canal, Scottsdale multi use path, or the new Ritz Carlton. Sunny south facing backyard with fire pit and heated pool and spa. LAND LEASE so property taxes are under \$1500 per year. Please call listing agent for more details if unfamiliar with land lease properties.

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|---|---|--|--|
| Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool Features: Private; Heated Spa: Private; Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Firepit Property Description: Corner Lot; North/South Exposure Landscaping: Grass Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Patio Features: Skylight(s); 9+ Flat Ceilings; Wet Bar; No Interior Steps Community Features: Gated Community Add'l Property Use: None Flooring: Carpet; Tile | Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Wall Oven(s); Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room | Architecture: Contemporary Unit Style: All on One Level; One Common Wall Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile; Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric Utilities: APS Water: Pvt Water Company Sewer: Sewer - Public Residential Propane Tank: Residential Propane Tank: Owned Services: City Services Technology: Cable TV Avail; High Speed Internet Available | County Code: Maricopa Legal Description (Abbrev): LOT 141 BRIARWOOD 3 MCR 018720 AN: 174-15-191 Lot Number: 141 Town-Range-Section: 2N-4E-11 Cty Bk&Pg: Plat: Taxes/Yr: \$1,406/2022 Ownership: Leasehold New Financing: Cash; Conventional; Also for Rent Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: By Agreement |

Fees & Homeowner Association Information

| | | |
|--|--|---|
| HOA Y/N: Y / \$297 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$400 | HOA Name: Briarwood Place HOA HOA Management Company: PDS | HOA Telephone: (623) 298-5972 HOA Management Phone: (623) 877-1396 |
|--|--|---|

| | |
|--|--|
| HOA 2 Y/N: N HOA 3 Y/N: | |
|--|--|

| | | |
|---|--|--|
| Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed | Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: Y / \$1,080.27 Monthly PAD Fee Y/N: N / \$0 | Ttl Mthly Fee Equiv: \$1,377.27 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$550.7 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$300 Other Fees Description: membership fee |
|---|--|--|

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|---|---|--|
| CDOM/ADOM: 32 / 32 List Date: 03/09/2023 Status Change Date: 05/16/2023 On Market Date: 03/23/2023 | Original List Price: \$788,000 List Price: \$779,000 | SA: N / BB: Y / 3% Var: N Type: ER Other Compensation: Special Listing Cond: N/A |

Private Remarks: Please call if you have any questions about land lease!

Office Remarks:


| Showing Instructions | Owner/Occupant Information | Property Access |
|--|---|--|
| Permission Required to Show: Yes To Schedule Showing: Contact Via ShowingTime, Text, Phone or Email | Occupant - DND2: Owner Ownr/Occ Name - DND2: CLIENT OF WEST USA REALTY | ARMLS Lockbox: Yes Non-ARMLS Lockbox: No Gate Code - DND2: #7777 Other Code - DND2: #8888 |

| Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|---------------------------------------|---------------------------------------|---------------|--------------|-------------------|-----------------|--------------|
| LA David Zook dz083 SA646214000 | West USA Realty wusa02 CO001154001 | 602-421-5600 | 480-948-5554 | john@johnzook.net | 602-421-5600 | 602-759-7996 |

Agent Report (4)

7308 E KEIM DR, Scottsdale, AZ 85250

\$565,000

| | |
|--|--|
|  | 6417663 Residential Single Family - Detached Closed |
| | <p>Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,240 / County Assessor Price/SqFt: \$252.23 Year Built: 1976 Pool: Private Only Encoded Features: 32FRDXP2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p> <p>Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School</p> |
| <p>Approx Lot SqFt: 7,392 / County Assessor Approx Lot Acres: 0.170 Subdivision: BRIARWOOD Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: BRIARWOOD 2 Model: Builder Name: MALOUF Hun Block: Map Code/Grid: N37 Building Number:</p> <p>High School District: Scottsdale Unified District High School: Saguario High School</p> | |

Cross Streets: SCOTTSDALE RD & MCDONALD **Directions:** SEE GPS ** GATE CODE

Public Remarks: A+ PREMIUM LOCATION ** LOW LOW PROPERTY TAXES ** METICULOUS MOVE-IN READY HOME ** TUCKED IN A PRIVATE GATED LOT IN BRIARWOOD ** CHECK OUT THE DOCS TAB FOR BENEFITS OF THE LAND LEASE ** CUL-DE-SAC LOT ** BACKYARD VIEWS OF CAMELBACK MOUNTAIN ** FUNCTIONAL & POPULAR FLOOR PLAN ** NEW ROOF installed SEPT 2021 ** NEW HVAC with warranty installed OCT 2019 ** VAULTED CEILING ** SPACIOUS LIVING ROOM ** VERSATILE DINING OFF KITCHEN OR LIVING ROOM ** LOTS OF NATURAL LIGHT ** DOUBLE OVEN WITH ELECTRIC COOKTOP ** SIZABLE BEDROOMS ** LARGE PRIVATE POOL ** COVERED PATIO ** ROOM FOR A GARDEN **

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|---|--|--|---|
| <p>Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool Features: Private; Diving Pool; Heated Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); East/West Exposure Landscaping: Desert Back; Grass Front; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Patio Features: Vaulted Ceiling(s) Community Features: Gated Community Flooring: Carpet; Laminate; Tile</p> | <p>Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Refrigerator; Wall Oven(s); Laminate Counters; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Not Split Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Other Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Ht/Cool Yr Updated: 2019; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2021; Roof Partial/Full: Full</p> | <p>Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric; Natural Gas Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water; Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; High Speed Internet Available</p> | <p>County Code: Maricopa Legal Description (Abbrev): LOT 73 BRIARWOOD 2 MCR 017217 AN: 174-15-112 Lot Number: 73 Town-Range-Section: 2N-4E-11 City Bk&Pg: Plat: Taxes/Yr: \$1,161/2021 Ownership: Leasehold New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: By Agreement; Close of Escrow</p> |

| Fees & Homeowner Association Information | |
|--|---|
| <p>HOA Y/N: Y / \$159.57 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$150</p> | <p>HOA Name: Associated Property HOA Telephone: 480-941-1077</p> |
| <p>HOA 2 Y/N: N HOA 3 Y/N:</p> | |

| | | |
|--|---|--|
| <p>Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed</p> | <p>Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: Y / \$618.36 Monthly PAD Fee Y/N: N</p> | <p>Ttl Mthly Fee Equip: \$777.93 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$2 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0</p> |
|--|---|--|

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|--|--|---|
| <p>CDOM/ADOM: 264 / 264 List Date: 06/15/2022 Status Change Date: 03/06/2023 Under Contract Date: 02/01/2023 Close of Escrow Date: 03/03/2023 Off Market Date: 03/06/2023</p> | <p>Original List Price: \$795,000 List Price: \$655,000 Sold Price: \$565,000 Sold Price/SqFt: \$252.23 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N</p> | <p>SA: N / BB: Y / 3% Var: N Type: ER Other Compensation: Special Listing Cond: N/A</p> |

Private Remarks: ** DOG ALERT ** Please provide 1 hour notice. Must submit POF with offer, see docs tab for additional docs required with offer.

Semi-Private Remarks: Escrow has been opened with Navi Title Agency, Marisa Carrillo MCARRILLO@NAVITITLE.COM 17235 N. 75TH AVENUE SUITE B-150 GLENDALE, AZ 85308

Office Remarks:

| Showing Instructions | Owner/Occupant Information | Property Access |
|---|---|--|
| <p>Permission Required to Show: Yes To Schedule Showing: Use ShowingTime</p> | <p>Occupant - DND2: Owner Ownr/Occ Name - DND2: Client of KW - AMG Group</p> | <p>ARMLS Lockbox: Yes Non-ARMLS Lockbox: Yes Lockbox Location: Front Door</p> |

| | Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|----|---|--|---------------|--------------|-------------------------|-----------------|--------------|
| LA | Ariane Gonzales ag263 SA575797000 | Keller Williams Realty Professional Partners kwpr02 LC526957000 | 602-418-4663 | 623-939-8900 | ariane@amgreroup.com | 602-418-4663 | 623-776-4996 |
| SA | Elizabeth Corti es7088 SA673256000 | Launch Powered By Compass laun001 LC662093000 | 480-268-6471 | 480-776-1555 | ekshackelford@gmail.com | 480-268-6471 | |

Agent Report (5)

7326 E ROVEY AVE, Scottsdale, AZ 85250

\$595,800



| | | | |
|---|-------------|--|--------|
| 6519864 | Residential | Patio Home | Closed |
| Beds/Baths: 2 / 2 Bedrooms Plus: 2 Approx SqFt: 1,518 / County Assessor Price/SqFt: \$392.49 Year Built: 1973 Pool: None Encoded Features: 22RDO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Patio Home Dwelling Styles: Attached | | Approx Lot SqFt: 4,331 / County Assessor Approx Lot Acres: 0.099 Subdivision: BRIARWOOD REAMENDED Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: Builder Name: unk Hun Block: Map Code/Grid: N37 Building Number: | |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | | High School District: Scottsdale Unified District High School: Saguardo High School | |

Cross Streets: SCOTTSDALE RD & MCDONALD **Directions:** East off of scottsdale road onto mcdonald make 2nd left into complex home on corner when you enter gate on east side you'll see my sign

Public Remarks: Perfectly located in the heart of Scottsdale, this meticulously maintained and updated home in a gated community is an excellent choice for a primary residence or seasonal home. Vaulted ceilings in the open living area are complete with luxury plank flooring and complement the light and airy floor plan. Spacious master bedroom has an ensuite bath and walk-in closet. Guest bath was completely remodeled with marble floor and vanity. A private backyard with synthetic grass and lush landscaping is ideal for entertaining. A great walking neighborhood, close to Fashion Square, A.J.'s, Trader Joe's, and great dining. Don't miss the opportunity to see this hidden gem!

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|---|---|--|--|
| Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Corner Lot; North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Storage Community Features: Gated Community Flooring: Carpet; Other | Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrn; Double Sinks Laundry: Washer Included; Dryer Included Dining Area: Formal; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room | Architecture: Territorial/Santa Fe Unit Style: All on One Level; One Common Wall Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Cable TV Avail; High Speed Internet Available | County Code: Maricopa Legal Description (Abbrev): LOT 48 BRIARWOOD REAMENDED MCR 015830 AN: 174-15-078-B Lot Number: 48 Town-Range-Section: 2N-4E-11 Cty Bk&Pg: Plat: Taxes/Yr: \$729/2021 Ownership: Leasehold New Financing: Cash; VA; FHA; Conventional; 1031 Exchange Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: By Agreement |

| Fees & Homeowner Association Information | | | |
|--|---|---|--|
| HOA Y/N: Y / \$168 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$400 | HOA Name: briarwood HOA Telephone: 480-941-1077 | | |
| HOA 2 Y/N: N HOA 3 Y/N: | | | |
| Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks) | Rec Center Fee Y/N: N / \$0 Rec Center Fee 2 Y/N: Land Lease Fee Y/N: Y / \$427 Monthly PAD Fee Y/N: N Com Facilities Distr: N | Ttl Mthly Fee Equiv: \$595 Cap Improvement/Impact Fee: 0% Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$0 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0 | |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|---|---|--|
| CDOM/ADOM: 196 / 196 List Date: 02/13/2023 Status Change Date: 04/07/2023 Under Contract Date: 02/22/2023 Close of Escrow Date: 04/07/2023 Off Market Date: 02/24/2023 | Original List Price: \$597,000 List Price: \$597,000 Sold Price: \$595,800 Sold Price/SqFt: \$392.49 Loan Type: Conventional Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 14,700 \$ Closing Cost Split: Normal - N | SA: N / BB: Y / 3% Var: N Type: ER Other Compensation: Special Listing Cond: N/A |

Private Remarks: WOW! NOT A ROCK LEFT UNTURNED! Easy to see please text or call me. In the heart of Scottsdale this lovely single family home is tucked in the well manicured gated community of Briarwood. This home has a very private feel and in the perfect location within a cul-de-sac. The backyard is built to sit and and enjoy the beauty and quietness or entertain the night away! MUST SEE!!!

Semi-Private Remarks: call me before showing gate code is #1212 no lock box owner will let you in for viewing and will exit while your there.

Office Remarks:

| Showing Instructions | Owner/Occupant Information | Property Access |
|---|--|--|
| Permission Required to Show: Yes To Schedule Showing: Contact Via Text | Occupant - DND2: Owner Ownr/Occ Name - DND2: KATHLEEN K DICENSO | ARMLS Lockbox: No Non-ARMLS Lockbox: No |

| Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|---|-------------------------------------|---------------|--------------|-----------------------|------------------------------|--------------|
| LA Shannon M Pencille sp234 SA530789000 | HomeSmart cril02 LC506032003 | 602-819-1075 | 602-889-2135 | spencille10@yahoo.com | 602-819-1075 | 602-386-1345 |
| SA Holly Henbest hh084 SA574028000 | Realty ONE Group reog14 CO578024014 | 480-266-8785 | 480-285-0000 | Holly@Henbest.com | 480-266-8785 480-266-8785 | 480-452-0334 |

Agent Report (6)

6044 N 73RD ST, Scottsdale, AZ 85250

\$700,000



| | | | |
|--|-------------|--|--------|
| 6487435 | Residential | Single Family - Detached | Closed |
| Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,019 / County Assessor Price/SqFt: \$346.7 Year Built: 1973 Pool: Private Only Encoded Features: 32FRDXPS2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached | | Approx Lot SqFt: 5,748 / County Assessor Approx Lot Acres: 0.132 Subdivision: BRIARWOOD Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: HOME WITH POOL Builder Name: unk Hun Block: Map Code/Grid: N37 Building Number: | |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | | High School District: Scottsdale Unified District High School: Saguaro High School | |

Cross Streets: Scottsdale Rd and McDonald Directions:

Public Remarks: Beautifully upgraded single family home located in the private gated community of Briarwood, located in Scottsdale, AZ. This home offers 3 bedrooms, 2 bathrooms, and a 2,019 SQFT open concept floor plan offering a large inviting great room with vaulted ceilings and modern fireplace. The upgraded kitchen features tall shaker cabinetry, quartz countertops, stainless steel appliances, induction cooking, island, and plenty of storage space. Additional details include gorgeous large modern tile flooring throughout the home, updated electrical, new LG ThinQ washer/dryer, new interior doors & hardware, modern lighting/plumbing fixtures, new window treatments, and a large master retreat with walk-in closet, dual sinks, and step-in shower. Lastly, the home features new tankless water heater, water

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|--|---|---|--|
| Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool Features: Private; Heated Spa: Private; Heated Horses: N Fireplace: 1 Fireplace Landscaping: Gravel/Stone Front Exterior Features: Covered Patio(s); Patio Features: Vaulted Ceiling(s); No Interior Steps Community Features: Gated Community Flooring: Tile Windows: Dual Pane Accessibility Feat.: Hallways 36in+ Wide | Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Other Bdrm Dwnstrs; Othr Bdr Walkin Cist Laundry: Washer Included; Dryer Included Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2021; Floor Partial/Full: Full; Plmbg Yr Updated: 2021; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2018; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2022; Roof Partial/Full: Full; Kitchen Yr Updated: 2021; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2022; Bath(s) Partial/Full: Full; Pool Yr Updated: 2021; Pool Partial/Full: Partial | Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Concrete; Other (See Remarks) Fencing: Block Cooling: Refrigeration Heating: Natural Gas Plumbing: Tankless Ht Wtr Heat Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public Services: City Services | County Code: Maricopa Legal Description (Abbrev): LOT 41 BRIARWOOD REAMENDED MCR 015830 AN: 174-15-071-B Lot Number: 41 Town-Range-Section: 2N-4E-11 Cty Bk&Pg: Plat: Taxes/Yr: \$975.14/2022 Ownership: Leasehold New Financing: Cash; VA; Conventional Down Payment: \$5 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail Auction: No Possession: Close of Escrow |

Fees & Homeowner Association Information

| | | |
|---|---|---|
| HOA Y/N: Y / \$168 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$150 | HOA Name: APM HOA Management Company: Focus | HOA Telephone: 480 941-1077 ext 19 |
| HOA 2 Y/N: N | | |
| HOA 3 Y/N: | | |
| Association Fee Incl: Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Prof Managed | Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: Y / \$553 Monthly PAD Fee Y/N: N | Tit Mthly Fee Equiv: \$721 Cap Improvement/Impact Fee: 0% Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$0 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0 |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|---|---|--|
| CDOM/ADOM: 120 / 120 List Date: 11/09/2022 Status Change Date: 04/01/2023 Under Contract Date: 03/09/2023 Close of Escrow Date: 03/31/2023 Off Market Date: 03/09/2023 | Original List Price: \$799,000 List Price: \$729,000 Sold Price: \$700,000 Sold Price/SqFt: \$346.71 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 % Seller Concession to Buyer: 0 % Closing Cost Split: Normal - N | SA: N / BB: Y / 2.5% Var: N Type: ER Other Compensation: Special Listing Cond: N/A |

Private Remarks: Please consider using Magnus East Title Agency - Jessica Cook at 6991 E Camelback Rd #C158 Scottsdale, AZ 85251. (P) 480.682.0200 (E) Jessica.cook@magnustitle.com

Office Remarks:

| Showing Instructions | Owner/Occupant Information | Property Access |
|--|--|---|
| Permission Required to Show: Yes To Schedule Showing: Contact Via ShowingTime, Text, Phone or Email Primary Showing Contact: Listing Agent | Occupant - DND2: Interim Occupant Ownr/Occ Name - DND2: Wendy Grant | ARMLS Lockbox: Yes Non-ARMLS Lockbox: No Lockbox Location: Front Door |

| Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|--|--|---------------|--------------|-------------------------|-----------------|--------------|
| LA Matthew W. Long ml497 SA645379000 | Realty Executives reax09 LC000179001 | 480.330.6788 | 480-948-9450 | mlong20@gmail.com | | 480-483-9486 |
| SA Cindi F Ashton ca292 SA689494000 | Berkshire Hathaway HomeServices Arizona Properties praz11 LC639798008 | 602-301-4188 | 623-298-2200 | Cindi.Ashton@bhhsaz.com | 602-301-4188 | |

Agent Report (7)

7320 E Solano DR, Scottsdale, AZ 85250

\$799,000



| | | | |
|---|-------------|---|---------|
| 6460656 | Residential | Townhouse | Expired |
| Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,256 / County Assessor Price/SqFt: \$354.17 Year Built: 1980 Pool: Community Only Encoded Features: 32RDX2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Attached | | Approx Lot SqFt: 7,454 / County Assessor Approx Lot Acres: 0.171 Subdivision: Briarwood Four Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: Builder Name: Malouf Hun Block: Map Code/Grid: M37 Building Number: | |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | | High School District: Scottsdale Unified District High School: Sahuaro School | |

Cross Streets: Scottsdale Rd and McDonald **Directions:** South on Scottsdale Rd to Palo Verde. East on Palo Verde to Briarwood Four entrance on south side of street. Left on Solano Dr to the home on the left.

Public Remarks: Gorgeous home located in the highly sought after community of Briarwood Four. This turn key home has an open floor plan, soaring vaulted ceilings and beautiful wood beams through the great room. The incredible chef's kitchen has new cabinets, beautiful black & green soapstone counter tops, Viking professional 48" dual fuel oven/range, Viking refrigerator/freezer, an additional full Viking freezer & so much counter space. This kitchen was built to cook in! Large laundry room leads you out to a wonderful private backyard with easily maintainable landscaping. All the bedrooms are great size & the master is huge! Newer windows, doors and hardware and more. Don't wait on this, schedule your showing today. Judicial sale by Receiver—28 USC 2001 et seq applies—subject to Court Approval

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|--|---|---|---|
| Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool Features: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm Property Description: North/South Exposure Landscaping: Desert Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Private Street(s); Pvt Yrd(s)/Ctryrd(s) Features: Skylight(s); Vaulted Ceiling(s) Flooring: Tile Windows: Dual Pane; Low-E | Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal: Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; Pantry; Walk-in Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Downstairs; Not Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N | Architecture: Spanish Unit Style: All on One Level; One Common Wall Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile; Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS; Butane/Propane Water: Pvt Water Company Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; High Speed Internet Available; Security Sys Leased | County Code: Maricopa Legal Description (Abbrev): AN: 173-05-015 Lot Number: 4 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,003/2021 Ownership: Leasehold New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: Close of Escrow |

| | |
|---|--|
| Fees & Homeowner Association Information | |
| HOA Y/N: Y / \$555 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$155 | HOA Name: Briarwood IV HOA Management Company: First Svc Res HOA Telephone: 480-551-4300 HOA Management Phone: 480-551-4300 |

| | | | |
|----------------------------|---|---|--|
| HOA 2 Y/N: N HOA 3 Y/N: | Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVt; Prof Managed | Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: N Land Lease Fee Y/N: Y / \$835 Monthly PAD Fee Y/N: N | Ttl Mthly Fee Equiv: \$1,020 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$240 Cap Improvement/Impact Fee 2: \$0 Other Fees HOA: \$0 |
|----------------------------|---|---|--|

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|---|---|--|
| CDOM/ADOM: 236 / 236 List Date: 09/07/2022 Expire Date: 04/30/2023 Status Change Date: 04/30/2023 Off Market Date: 05/01/2023 | Original List Price: \$835,000 List Price: \$799,000 | SA: N / BB: Y / 2% Var: N Type: ER Other Compensation: Special Listing Cond: Court Approval Reqd |

Private Remarks: Seller prefers Kelly Rogers KRogers@wfgtitle.com WFG National Title 2777 E. Camelback Rd. #110 Phoenix, AZ 85016 Ph - 602-648-3309 Judicial sale by Receiver—28 USC 2001 et seq applies—subject to Court Approval.

Semi-Private Remarks: The monthly land lease is 1/10th of 1% of the purchase price. Lease requires a minimum of 20% down if financing. Lease expires in 2077.

| | | |
|--|---|---|
| Office Remarks: | | |
| Showing Instructions | Owner/Occupant Information | Property Access |
| Permission Required to Show: Yes To Schedule Showing: Use ShowingTime | Occupant - DND2: Vacant Ownr/Occ Name - DND2: Client of Launch Real Estate | ARMLS Lockbox: No Non-ARMLS Lockbox: Yes Mech-box Code - DND2: 8500 |

| | Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|-----|---------------------------------------|--|---------------|--------------|-------------------------|-----------------|--------------|
| LA | Mathew Rowley mr574 SA655284000 | Launch Powered By Compass laun001 LC662093000 | 480-498-1266 | 480-776-1555 | matt.rowleyRE@gmail.com | 480-498-1266 | 480-776-1556 |
| CLA | Adam Bowman ab446 SA652392000 | | 602-330-4602 | 480-776-1555 | Adambowmanre@gmail.com | 602-330-4602 | |

EXHIBIT 3

RESIDENTIAL BROKER PRICE OPINION

Loan # _____
 REO #: N/A This BPO is the Initial 2nd Opinion Updated Exterior Only DATE 10/10/23
 PROPERTY ADDRESS: 7320 E Solano Drive SALES REPRESENTATIVE: N/A
Scottsdale, AZ 85250 BORROWER'S NAME: Rosenbarry Properties LLC
 FIRM NAME: HomeSmart, COMPLETED BY: Vito F Teti #SA571684000
 PHONE NO. (480) 404-8680 FAX NO. 602-889-2155

I. GENERAL MARKET CONDITIONS

Current market condition: Depressed Slow Stable Improving Excellent
 Employment conditions: Declining Stable Increasing
 Market price of this type property has: Decreased 5 % in past 12 months
 Increased _____ % in past _____ months
 Remained stable
 Estimated percentages of owner vs. tenants in neighborhood: 67 % owner occupant 33 % tenant
 There is a Normal supply oversupply shortage of comparable listings in the neighborhood
 Approximate number of comparable units for sale in neighborhood: 0
 No. of competing listings in neighborhood that are REO or Corporate owned: 1
 No. of boarded or blocked-up homes: 0

II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ 675,000 to \$ 925,000
 The subject is an over improvement under improvement Appropriate improvement for the neighborhood.
 Normal marketing time in the area is: 50 - 90 days.
 Are all types of financing available for the property? Yes No If no, explain Leasehold - Cash Or Conventional
 Has the property been on the market in the last 12 months? Yes No If yes, \$ 799,000 list price (include MLS printout)
 To the best of your knowledge, why did it not sell? Unknown
 Unit Type: single family detached condo co-op mobile home
 single family attached townhouse modular
 If condo or other association exists: Fee \$ monthly annually Current? Yes No Fee delinquent? \$ _____
 The fee includes: Insurance Landscape Pool Tennis Other Common Areas
 Association Contact: Name: BRIARWOOD 4 / First Service Residential Phone No.: (855) 333-5149

III. COMPETITIVE CLOSED SALES

| ITEM | SUBJECT | COMPARABLE NUMBER 1 | COMPARABLE NUMBER 2 | COMPARABLE NUMBER 3 | |
|---|-----------------------------|--|-----------------------------------|--|---|
| Address | 7320 E Solano Drive | 7332 E MONTEBELLO AVE | 5711 N 73RD ST, | 7327 E Solano Dr | |
| Proximity to Subject | | REO/Corp <input type="checkbox"/> | REO/Corp <input type="checkbox"/> | REO/Corp <input type="checkbox"/> | |
| Sale Price | \$ 717,500 | \$ 800,000 | \$ 890,000 | \$ 675,000 | |
| Price/Gross Living Area | \$ 292.2 Sq. Ft. | \$ Sq. Ft. \$287.05 | \$ Sq. Ft. 362.23 | \$ Sq. Ft. 274.73 | |
| Sale Date & Days on Market | 305 | 13 | 143 | FSBO - N/A | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) Adjustment | DESCRIPTION | +(-) Adjustment |
| Sales or Financing Concessions | N/A | None, Cash Sale 1/23/23 | | \$2500, Cash Sale 4/26/23 | FSBO Seller Carryback 8/24/23 |
| Location (City/Rural) | Semi Urban | Semi Urban | | Semi Urban | Semi Urban |
| Leasehold/Fee Simple | Leasehold | 1/10th Of 1% Of Sale Price Monthly | | 1/10th Of 1% Of Sale Price Monthly | 1/10th Of 1% Of Sale Price Monthly |
| Lot Size | 7454 SQ FT | 7111 SQ FT | + \$20,000 | 8577 SQ FT | - \$20,000 |
| View | None Noteable | None Noteable | | Greenbelt | - \$20,000 |
| Design and Appeal | Good | Well Maintained | | Kitchen/Baths/Appliances | - \$40,000 |
| Quality of Construction | Good | Good | | Good | Unknown / Drive By Only |
| Year Built | 1980 | 1980 | | 1979 | 1980 |
| Condition | Improved Q-3 | Very Good Q-4 | | Very Good Q-4 | N/A |
| Above Grade Room Count | Total Bdms Baths | Total Bdms Baths | | Total Bdms Baths | Total Bdms Baths |
| | 9 3 2 | 9 3 2 | | 8 3 2 | 8 3 2 |
| Gross Living Area | 2256 Sq. Ft. | Sq. Ft. 2787 SqFt | | Sq. Ft. 2457 SqFt | Sq. Ft. 2457 SqFt |
| Basement & Finished Rooms Below Grade | None | None | | None | None |
| Functional Utility | Conforming, | Conforming, Very Good | | Conforming, Very Good | Conforming |
| Heating/Cooling | Natural Gas / Refrigeration | Natural Gas / Refrigeration | | Natural Gas / Refrigeration | Natural Gas / Refrigeration |
| Energy Efficient Items | Ceiling Fans | Ceiling Fans | | Ceiling Fans | Unknown |
| Garage/Carport | Attached 2 Car Garage | Attached 2 Car Garage | | Attached 2 Car Garage | Attached 2 Car Garage |
| Porches, Patio, Deck Fireplace(s), etc. | Porch, Patio | Covered Patio, Pavers | - \$30,000 | Upgraded Patio | - \$30,000 |
| Fence, Pool, etc. | Block Wall | Block Wall | | Pool & Backyard Upgrades | - \$30,000 |
| Other | Upgraded Kitchen | More Gross Living Area | - \$40,000 | | Cul-de-Sac, North South Exposure - \$50,000 |
| Net Adj. (total) | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 50,000 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 170,000 |
| Adjusted Sales Price of Comparable | 750,000 | \$ 750,000 | | \$ 750,000 | \$ 750,000 |

REO#

Loan #

IV. MARKETING STRATEGY

Occupancy Status: Occupied Vacant Unknown

As-is Minimal Lender Required Repairs Repaired Most Likely Buyer: Owner occupant Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

| | | | | | |
|--------------------------|-------|----------|--------------------------|-------|----------|
| <input type="checkbox"/> | _____ | \$ _____ | <input type="checkbox"/> | _____ | \$ _____ |
| <input type="checkbox"/> | _____ | \$ _____ | <input type="checkbox"/> | _____ | \$ _____ |
| <input type="checkbox"/> | _____ | \$ _____ | <input type="checkbox"/> | _____ | \$ _____ |
| <input type="checkbox"/> | _____ | \$ _____ | <input type="checkbox"/> | _____ | \$ _____ |
| <input type="checkbox"/> | _____ | \$ _____ | <input type="checkbox"/> | _____ | \$ _____ |

GRAND TOTAL FOR ALL REPAIRS \$ 0.00

| VI. COMPETITIVE LISTINGS | | | | | | | | | | |
|---|------------------------------------|--|----------------|-------------|--|-------------|----------------|--|----------------|--|
| ITEM | SUBJECT | COMPARABLE NUMBER 1 | | | COMPARABLE NUMBER 2 | | | COMPARABLE NUMBER 3 | | |
| Address | 7320 E Solano Drive | 7302 E SOLANO DR | | | 7313 E ROSE LN | | | 7338 E ROSE LN | | |
| Proximity to Subject | | REO/Corp <input type="checkbox"/> | | | REO/Corp <input checked="" type="checkbox"/> | | | REO/Corp <input type="checkbox"/> | | |
| List Price | \$805,000 | \$717,500 Pending Sale | | | \$850,000 | | | \$1,375,000 | | |
| Price/Gross Living Area | \$ Sq.Ft. | \$ Sq.Ft. \$300.68 | | | \$ Sq.Ft. \$348.22 | | | \$ Sq.Ft. 540.49 | | |
| Data and/or Verification Sources | 10/10/23 | MLS #6506112 | | | MLS #6612846 | | | MLS #6601706 | | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-)Adjustment | DESCRIPTION | +(-)Adjustment | DESCRIPTION | +(-)Adjustment | DESCRIPTION | +(-)Adjustment | |
| Sales or Financing Concessions | N/A | N/A | | HomePath | | N/A | | | | |
| Days on Market and Date on Market | 305 | 49 Temporarily On Hold | | | 8 | | | 32 | | |
| Location (City/Rural) | Semi Urban | Semi Urban | | | Semi Urban | | | Semi Urban | | |
| Leasehold/Fee Simple | 1/10th Of 1% Of Sale Price Monthly | 1/10th Of 1% Of Sale Price Monthly | | | 1/10th Of 1% Of Sale Price Monthly | | | 1/10th Of 1% Of Sale Price Monthly | | |
| Lot Size | 7454 SqFt | 7450 SqFt | | | 6541 - \$40,000 | | | 6849 - \$40,000 | | |
| View | None Noteable | None Noteable | | | None Noteable | | | None Noteable | | |
| Design and Appeal | Good | Original Builder Condition - \$100,000 | | | + \$75,000 | | | Very Well Upgraded | | |
| Quality of Construction | Good | Average | | | Very Good | | | Very Good + \$50,000 | | |
| Year Built | 1980 | 1980 | | | 1976 | | | 1976 | | |
| Condition | Improved Q-3 | Average Q-3 | | | Renovated Q-4 + \$75,000 | | | Renovated Q-5 + \$50,000 | | |
| Above Grade Room Count | Total Bdms Baths 9 3 2 | Total Bdms Baths 9 3 2 | | | Total Bdms Baths 9 3 3 + \$20,000 | | | Total Bdms Baths 9 3 3 + \$20,000 | | |
| Gross Living Area | 2256 Sq. Ft. | 2644 Sq. Ft. + \$30,000 | | | 2441 Sq. Ft. N/A | | | 2544 Sq. Ft. + \$30,000 | | |
| Basement & Finished Rooms Below Grade | None | None | | | None | | | None | | |
| Functional Utility | Conforming Q-3 | Conforming Q-3 | | | Conforming Q-3 | | | Conforming Q-5 + \$30,000 | | |
| Heating/Cooling | Natural Gas / Refrigeration | Natural Gas / Refrigeration | | | Natural Gas / Refrigeration | | | Natural Gas / Refrigeration | | |
| Energy Efficient Items | None Noteable | N/A | | | N/A | | | N/A | | |
| Garage/Carport | Attached 2 Car | Attached 2 Car | | | Attached 2 Car | | | Attached 2 Car | | |
| Porches, Patio, Deck Fireplace(s), etc. | Porch, Patio | Professionally Designed Backyard / Patio + \$15,000 | | | Fireplace | | | | | |
| Fence, Pool, etc. | Block Wall | Block Wall | | | Pool & Patio + \$50,000 | | | Pool, Patio, Firepit + \$50,000 | | |
| Other | | Original Kitchen & Baths - \$50,000 | | | Budget Renovation + \$50,000 | | | High Quality Renovation + \$100,000 | | |
| Net Adj. (total) | | <input type="checkbox"/> + <input type="checkbox"/> - \$ | | | <input type="checkbox"/> + <input type="checkbox"/> - - \$ | | | <input type="checkbox"/> + <input type="checkbox"/> - \$ | | |
| Adjusted Sales Price of Comparable | 750,000 | 750,000 \$ 660,000 | | | 770,000 | | | 925,000 | | |

VI. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

| | | |
|---------------------|---------------------|-----------------------------|
| | Market Value | Suggested List Price |
| AS IS | \$750,000 | \$750,000 |
| REPAIRED | \$800,000 | \$800,000 |
| 30 Quick Sale Value | \$725,000 | \$725,000 |

Last Sale of Subject, Price Date

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

Based on the current lack of inventory, the sold comp #1 is the closest comparable sale, despite the larger GLA (Gross Living Area). The garage lighting & garage door opener were non-functional at time of inspection.

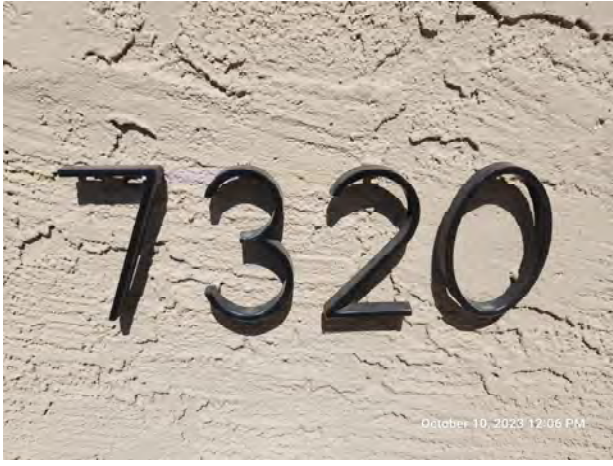
The land lease nature of the subject property is not a selling feature for most of the buying public. The lack of an upgraded landscaped backyard / pool is detrimental to the overall resale value when compared to the comps.

Otherwise, at the current sales price this should be considered a fair, if not excellent value. Listing comp #1 is only a few doors down, though it's clean, it's in its original builder condition with minimal upgrades, except for the backyard landscaping.

Please refer to the attached date stamped subject property photos & supporting documentation.

Signature: Vito Toti

Date: 10/10/23 10:27 PM







Statistical Market Analysis

| Status | # Listings | List Volume | Sold Volume | List Price | Sold Price | Sale/List Price | Approx SQFT | List Price Per Approx SQFT | Sold Price Per Approx SQFT | Agent Days on Market | Cumulative Days on Market | |
|------------------------------|------------|-------------|-------------|------------|------------|-----------------|-------------|----------------------------|----------------------------|----------------------|---------------------------|-----|
| Active | 2 | 2,225,000 | 0 | Low | 850,000 | 0 | 0.00 | 2,441 | 348.22 | 0.00 | 9 | 9 |
| | | | | Avg | 1,112,500 | 0 | 0.00 | 2,492 | 444.35 | 0.00 | 21 | 21 |
| | | | | High | 1,375,000 | 0 | 0.00 | 2,544 | 540.49 | 0.00 | 33 | 33 |
| UCB (Under Contract-Backups) | 1 | 805,000 | 0 | Low | 805,000 | 0 | 0.00 | 2,256 | 356.83 | 0.00 | 70 | 70 |
| | | | | Avg | 805,000 | 0 | 0.00 | 2,256 | 356.83 | 0.00 | 70 | 70 |
| | | | | High | 805,000 | 0 | 0.00 | 2,256 | 356.83 | 0.00 | 70 | 70 |
| Closed | 2 | 1,725,000 | 1,690,000 | Low | 825,000 | 800,000 | 0.97 | 2,457 | 296.02 | 287.05 | 13 | 13 |
| | | | | Avg | 862,500 | 845,000 | 0.98 | 2,622 | 331.16 | 324.64 | 79 | 78 |
| | | | | High | 900,000 | 890,000 | 0.99 | 2,787 | 366.30 | 362.23 | 145 | 143 |
| Temp Off Market | 1 | 795,000 | 0 | Low | 795,000 | 0 | 0.00 | 2,644 | 300.68 | 0.00 | 49 | 48 |
| | | | | Avg | 795,000 | 0 | 0.00 | 2,644 | 300.68 | 0.00 | 49 | 48 |
| | | | | High | 795,000 | 0 | 0.00 | 2,644 | 300.68 | 0.00 | 49 | 48 |
| Overall | 6 | 5,550,000 | 1,690,000 | Low | 795,000 | 800,000 | 0.97 | 2,256 | 296.02 | 287.05 | 9 | 9 |
| | | | | Avg | 925,000 | 845,000 | 0.98 | 2,522 | 368.09 | 324.64 | 53 | 52 |
| | | | | High | 1,375,000 | 890,000 | 0.99 | 2,787 | 540.49 | 362.23 | 145 | 143 |

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type ; Listing collection of Solano Comps.

Active Listings

| MLS # | Address | FE | Bed | Bth | SqFt | YR | OLP | LP | SP | COE | LP/SP/\$/SF | ADOM | CDOM |
|---------|----------------|--------------|-----|-----|-------|------|-----------|-----------|----|-----|-------------|------|------|
| 6612846 | 7313 E ROSE LN | 32.5FRDXPO2G | 3 | 2.5 | 2,441 | 1976 | 850,000 | 850,000 | | | 348.22 / NA | 9 | 9 |
| 6601706 | 7338 E ROSE LN | 32.5RPO2G2S | 3 | 2.5 | 2,544 | 1976 | 1,450,000 | 1,375,000 | | | 540.49 / NA | 33 | 33 |

UCB (Under Contract-Backups) Listings

| MLS # | Address | FE | Bed | Bth | SqFt | YR | OLP | LP | SP | COE | LP/SP/\$/SF | ADOM | CDOM |
|---------|------------------|---------|-----|-----|-------|------|---------|---------|----|-----|-------------|------|------|
| 6587559 | 7320 E SOLANO DR | 32RDX2G | 3 | 2 | 2,256 | 1980 | 805,000 | 805,000 | | | 356.83 / NA | 70 | 70 |

Closed Listings

| MLS # | Address | FE | Bed | Bth | SqFt | YR | OLP | LP | SP | COE | LP/SP/\$/SF | ADOM | CDOM |
|---------|-----------------------|--------------|-----|-----|-------|------|---------|---------|---------|------------|-----------------|------|------|
| 6491178 | 5711 N 73RD ST | 32FRDXPO2G2S | 3 | 2 | 2,457 | 1979 | 900,000 | 900,000 | 890,000 | 04/06/2023 | 366.3 / 362.23 | 145 | 143 |
| 6494996 | 7332 E MONTEBELLO AVE | 32.5FRDX2G2S | 3 | 2.5 | 2,787 | 1980 | 845,000 | 825,000 | 800,000 | 01/23/2023 | 296.02 / 287.05 | 13 | 13 |

Temp Off Market Listings







| MLS # | Address | FE | Bed | Bth | SqFt | YR | OLP | LP | SP | COE | LP/SP/\$/SF | ADOM | CDOM |
|---------|------------------|-------------|-----|-----|-------|------|---------|---------|----|-----|-------------|------|------|
| 6506112 | 7302 E SOLANO DR | 32FRDXO2G2S | 3 | 2 | 2,644 | 1980 | 795,000 | 795,000 | | | 300.68 / NA | 49 | 48 |

Street Map

6 Properties

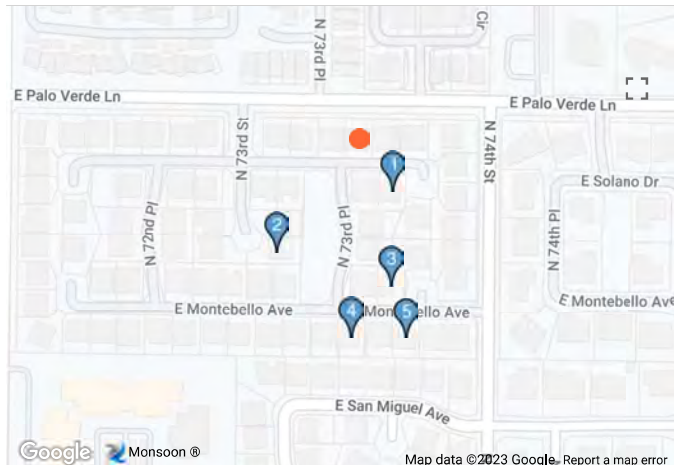


| Legend | |
|--|---|
| 1. 7313 E ROSE LN, Scottsdale, AZ 85250(6612846) | 4. 5711 N 73RD ST, Scottsdale, AZ 85250(6491178) |
| 2. 7338 E ROSE LN, Scottsdale, AZ 85250(6601706) | 5. 7332 E MONTEBELLO AVE, Scottsdale, AZ 85250(6494996) |
| 3. 7320 E SOLANO DR, Scottsdale, AZ 85250(6587559) | 6. 7302 E SOLANO DR, Scottsdale, AZ 85250(6506112) |

| | Price / Status / MLS # | Status Change | DOM | REO | Short | Type | SqFt | \$/SqFt | Bed | Bath | Gar | Pool | Built | Lot SqFt | Tax | Subdivision | HOA | 55+ | Gate | Supra | Box | Occupant - DND2 | % | Agent / Broker |
|---|---|---------------|-----|-----|-------|------|-------|---------|-----|------|------|------|-------|----------|-------|----------------|---------|-----|------|-------|-----|------------------|-----|---|
| 1 |  \$850,000 7313 E ROSE LN Scottsdale, AZ 85250 Active / 6612846 | 10/02/2023 | 9 | Yes | | PH | 2,441 | 348.22 | 3 | 2.5 | 2.00 | Yes | 1976 | 6,541 | 1,398 | BRIARWOOD 2 | 711.94 | | Yes | | | Vacant | 2.5 | Paul Whittle, Its Time To Work With An Allstar 602-770-4830 paul@findazhomes.net http://www.FindAZHomes.net American Allstar Realty (als01) |
| 2 |  \$1,375,000 7338 E ROSE LN Scottsdale, AZ 85250 Active / 6601706 | 09/08/2023 | 33 | | | TH | 2,544 | 540.49 | 3 | 2.5 | 2.00 | Yes | 1976 | 6,849 | 1,045 | BRIARWOOD 2 | 754.71 | | Yes | Yes | | Owner | 2.5 | Karen R Bosch 602-329-1444 kbosch@migsol.com Coldwell Banker Realty (cbrb06) |
| 3 |  \$805,000 7320 E SOLANO DR Scottsdale, AZ 85250 UCB (Under Contract-Backups) / 6587559 | 09/05/2023 | 70 | | | TH | 2,256 | 356.83 | 3 | 2 | 2.00 | | 1980 | 7,454 | 1,886 | BRIARWOOD 4 | 960.00 | | | Yes | | Vacant | 2.5 | Nuvia Sanchez 480-427-1258 nuviasanchez@gmail.com Best Homes Real Estate (bhre001) |
| 4 |  \$890,000 5711 N 73RD ST Scottsdale, AZ 85250 Closed / 6491178 | 04/10/2023 | 143 | | | SF | 2,457 | 362.23 | 3 | 2 | 2.00 | Yes | 1979 | 8,577 | 1,890 | BRIARWOOD 4 | 1093.33 | | | Yes | | Owner | 3 | Carlie Back 480-768-9333 carlie@carlieback.com http://www.carlieback.com Keller Williams Realty East Valley (kwevt01) |
| 5 |  \$800,000 7332 E MONTEBELLO AVE Scottsdale, AZ 85250 Closed / 6494996 | 01/24/2023 | 13 | | | TH | 2,787 | 287.04 | 3 | 2.5 | 2.00 | | 1980 | 7,111 | 1,920 | BRIARWOOD 4 | 1030.00 | | | No | | Owner | 3 | Marcia K Canady United Country Real Estate- Champion Properties of Arizona (ucrc001) |
| 6 |  \$795,000 7302 E SOLANO DR Scottsdale, AZ 85250 Temp Off Market / 6506112 | 02/28/2023 | 48 | | | TH | 2,644 | 300.68 | 3 | 2 | 2.00 | | 1980 | 7,450 | 1,925 | BRIARWOOD 4 | 474.00 | | | Yes | | Interim Occupant | 3 | Jaime Javier Duarte 623-764-0186 jd.azhomes1@gmail.com Realty ONE Group (reog03) |

7320 E Solano Dr, Scottsdale, AZ 85250-6038

Assessor Parcel # 173-05-015



Criteria for Comparison

| | |
|------------------------|-----------------------|
| Located in Subdivision | Bldg Sqft +/- 30% |
| Sold in last 12 months | Lot Sqft +/- 20% |
| Same # Stories | Built within 20 years |
| Apply Criteria | |

\$ Projected Sale Amount

| Calculations are based on | Estimated Ranges | | |
|---------------------------|------------------|-----------|-----------|
| | Low | Average | High |
| Value By Price/SqFt | \$305,778 | \$573,060 | \$817,191 |
| Value By FCV Ratio | \$295,692 | \$578,051 | \$819,245 |

Comparable Properties

| Distance | Parcel # | Property | Sqft Bldg / Lot | Stories | Pool | Built | Parking | Transaction | FCV Total | FCVR | \$ / Sqft | Last Sale |
|----------|----------|--|-----------------|---------|------|-------|---------|-------------|-----------|------|-----------|-------------------------|
| | 17305015 | 7320 E SOLANO DR Scottsdale, AZ - Arizona 85250 | 2,256/ 7,454 | | No | 1980 | 2 | Normal Sale | \$596,300 | 0.64 | \$168.44 | \$380,000 09/12/2017 |
| 0.03 mi | 17305023 | 7327 E SOLANO DR Scottsdale, AZ - Arizona 85250 | 2,457/ 7,112 | | No | 1980 | 2 | Non Mls | \$643,600 | 1.05 | \$274.73 | \$675,000 08/24/2023 |
| 0.07 mi | 17305072 | 5711 N 73RD ST Scottsdale, AZ - Arizona 85250 | 2,457/ 8,577 | | Yes | 1979 | 2 | Normal Sale | \$647,800 | 1.37 | \$362.23 | \$890,000 04/06/2023 |
| 0.07 mi | 17305028 | 7332 E MONTEBELLO AVE Scottsdale, AZ - Arizona 85250 | 2,787/ 7,111 | | No | 1980 | 2 | Normal Sale | \$711,500 | 1.12 | \$287.05 | \$800,000 01/23/2023 |
| 0.10 mi | 17305036 | 7325 E MONTEBELLO AVE Scottsdale, AZ - Arizona 85250 | 2,565/ 7,396 | | No | 1980 | 2 | Non Mls | \$671,600 | 0.80 | \$210.53 | \$540,000 07/27/2023 |
| 0.10 mi | 17305034 | 7337 E MONTEBELLO AVE Scottsdale, AZ - Arizona 85250 Not Recommended for Comparison | 2,242/ 7,400 | | Yes | 1980 | 2 | | \$612,800 | 0.50 | \$135.54 | \$303,875 02/07/2023 |
| | | Not Recommended for Comparison | | | | | | | | | | |

Summary Statistics

| | Distance | Bldg Sqft | Lot Sqft | Built | FCV Total | FCVR | \$ / Sqft | Last Sale |
|---------|----------|-----------|----------|-------|-----------|------|-----------|-----------|
| High | 0.10mi | 2,787 | 8,577 | 1980 | \$711,500 | 1.37 | \$362.23 | \$890,000 |
| Low | 0.03mi | 2,242 | 7,111 | 1979 | \$612,800 | 0.50 | \$135.54 | \$303,875 |
| Average | 0.07mi | 2,501 | 7,519 | 1980 | \$657,460 | 0.97 | \$254.02 | \$641,775 |
| Median | 0.07mi | 2,457 | 7,396 | 1980 | \$647,800 | 1.05 | \$274.73 | \$675,000 |

Agent Report (1)

7313 E ROSE LN, Scottsdale, AZ 85250

\$850,0



| | | | |
|--|-------------|---|--------|
| 6612846 | Residential | Patio Home | Active |
| Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,441 / County Assessor Price/SqFt: \$348,22 Year Built: 1976 Pool: Private Only Encoded Features: 32.5FRDXP02G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Patio Home Dwelling Styles: Attached | | Approx Lot SqFt: 6,541 / County Assessor Approx Lot Acres: 0,150 Subdivision: BRIARWOOD 2 Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: Builder Name: Malouf Hun Block: Map Code/Grid: Building Number: | |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | | High School District: Scottsdale Unified District High School: Saguaro High School | |

Cross Streets: Scottsdale Rd & McDonald **Directions:** East on McDonald, North on 73rd Pl, East on Solcito, Solcito turns into 73rd Way then to Valley Vista Dr, North on 73rd Pl, East on Keim Dr, Keim turns into 73rd Way then into Rose Ln. Home at end.

Public Remarks: Welcome to your exquisite 3 bedroom paradise home in the heart of Scottsdale, Arizona! Nestled within the prestigious confines of a gated community, this fully remodeled 3-bedroom gem offers the ultimate blend of luxury, comfort, and tranquility. Get ready to experience a lifestyle like no other in this idyllic desert haven. Step inside and be captivated by the inviting ambiance of the spacious living area, featuring soaring vaulted ceilings and an elegant fireplace that's perfect for cozy evenings with loved ones. The harmonious marriage of natural light and the rich warmth of the fireplace creates a truly enchanting atmosphere. Step outside, and you'll discover your personal outdoor oasis! This home boasts a pristine swimming pool, surrounded by lush landscaping and palm trees,

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|--|---|---|--|
| Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Road Responsibility: Private Maintained Road Pool Features: Private Spa: None Horses: N Fireplace: 1 Fireplace; Two Way Fireplace Landscaping: Grass Front; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Patio; Private Street(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Gated Community; Near Bus Stop Flooring: Vinyl Windows: Dual Pane; Low-E | Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bedroom Exit; Master Bedroom Walk-in Closet Laundry: Wshr/Dry HookUp Only; Inside Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Separate Workshop Items Updated: Floor Yr Updated: 2023; Floor Partial/Full: Full; Wiring Yr Updated: 2023; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2023; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2023; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2023; Roof Partial/Full: Full; Kitchen Yr Updated: 2023; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2023; Bath(s) Partial/Full: Full; Pool Yr Updated: 2023; Pool Partial/Full: Partial | Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile; Foam Fencing: Block Cooling: Refrigeration Heating: Electric Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; High Speed Internet Available | County Code: Maricopa Legal Description (Abbrev): LOT 74 BRIARWOOD 2 MCR 017217 AN: 174-15-113 Lot Number: 74 Town-Range-Section: 2N-4E-11 City Bk&Pg: Plat: Taxes/Yr: \$1,398/2022 Ownership: Leasehold Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req; Other (See Remarks) Auction: No Possession: Close of Escrow |

Fees & Homeowner Association Information

| | | |
|--|---|------------------------------------|
| HOA Y/N: Y / \$173 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$0 | HOA Name: Briarwood 2 HOA HOA Management Company: Associated Prop Mgmt | HOA Telephone: 480-941-1077 |
| HOA 2 Y/N: N | | |
| HOA 3 Y/N: | | |

| | | |
|---|--|---|
| Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); No Visible Truck Trailer RV Boat; Rental OK (See Rmrks); Prof Managed | Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: Y / \$538.94 Monthly PAD Fee Y/N: N | Ttl Mthly Fee Equip: \$711.94 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$0 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0 |
|---|--|---|

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|--|---|---|
| CDOM/ADOM: 8 / 8 List Date: 10/02/2023 Status Change Date: 10/02/2023 | Original List Price: \$850,000 List Price: \$850,000 | SA: N / BB: Y / 2.5% Var: N Type: ER Other Compensation: Special Listing Cond: Lender Owned/REO |

Private Remarks: ARMLS LOCKBOX**READ REO DOCUMENT** If using electronic signatures, please include certificate of completion. The seller has directed that all offers on this listing be made using the HomePath website. Buyer to verify all FEES, including HOA. Online offer help available at <https://www.homepath.com/offerQuestion.html>.

Semi-Private Remarks: First Time Buyers, complete the HomePath Ready Buyer homeownership course on homepath.com. Attach certificate to offer and request up to 3% closing cost assistance. Check HomePath.com for more details or ask me. Restrictions apply. Please schedule showings through ShowingTime feature. Sellers choice of title: Lawyers, 3480 Vine Street #100, Riverside, CA 92507, 951-248-0672, cbertotti@lic.com

Office Remarks:

| | | |
|--|---|--|
| Showing Instructions | Owner/Occupant Information | Property Access |
| Permission Required to Show: Yes Primary Showing Contact: Listing Agent Showing Service: Aligned Showings Showing Notification Methods: Showing Service: Aligned Showings | Occupant - DND2: Vacant Ownr/Occ Name - DND2: FANNIE MAE | Lockbox Type: Supra (ARMLS) Gate Code - DND2: #6050 |

| Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|--|---|---------------|--------------|----------------------|-----------------|-----|
| LA Paul Whittle, Its Time To Work With An Allstar pw079 BR531220000 | American Allstar Realty alst01 CO562784000 | 602-770-4830 | 480-751-5300 | paul@findazhomes.net | 602-770-4830 | |

Agent Report (2)

7338 E ROSE LN, Scottsdale, AZ 85250

\$1,375,0



| | | | |
|---|-------------|---|--------|
| 6601706 | Residential | Townhouse | Active |
| Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,544 / Architect Price/SqFt: \$540.49 Year Built: 1976 Flood Zone: No Pool: Private Only Encoded Features: 32.5RPO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Attached | | Approx Lot SqFt: 6,849 / County Assessor Approx Lot Acres: 0.157 Subdivision: BRIARWOOD 2 Tax Municipality: Scottsdale Marketing Name: Briarwood 2 Planned Cmty Name: Briarwood 2 Model: CUSTOM Builder Name: Malouf Hun Block: 6300 N Map Code/Grid: Building Number: | |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | | High School District: Scottsdale Unified District High School: Saguaro High School | |

Cross Streets: Scottsdale Rd. & McDonald **Directions:** Gated entrance: East of Scottsdale Rd on North side of McDonald Drive.

Public Remarks: NEW NEW NEW! This popular Malouf floorplan has been revamped from TOP to BOTTOM, Taken down to the studs & reimagined by current owner & George Zajacek, Architect in 2021. New items (2021/2022) include: ALL electrical, plumbing, lighting, roof, flooring, Chef's kitchen & appliances, expanded to include a NEW 1/2 bath, home theater with state of the art technology, inside laundry room w/utility sink, NEW HVAC, NEW windows, doors, enclosed 2-car garage w/insulated modern door. A remarkable find in a GREAT location minutes from Old Town, the Ritz Carlton, 101 and more. The high end finishes throughout rival any luxury home in the Valley, Briarwood 2 welcomes you!

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|---|---|---|---|
| Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener Road Responsibility: Private Maintained Road Pool Features: Private Spa: None Horses: N Fireplace: Firepit; No Fireplace Property Description: North/South Exposure Landscaping: Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Pvt Yrd(s)/Ctryrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Fire Sprinklers; No Interior Steps; Water Softener Owned Community Features: Gated Community Flooring: Carpet; Stone Windows: Dual Pane; Low-E | Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Non-laminate Counter Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Downstairs Additional Bedroom: Other Bedroom Downstairs; Master Bedroom Walk-in Closet; Other Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room; Separate Workshop; Media Room Items Updated: Floor Yr Updated: 2021; Floor Partial/Full: Full; Wiring Yr Updated: 2021; Wiring Partial/Full: Full; Plmbg Yr Updated: 2021; Plmbg Partial/Full: Full; Ht/Cool Yr Updated: 2021; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2021; Roof Partial/Full: Full; Kitchen Yr Updated: 2021; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2021; Bath(s) Partial/Full: Full; Rm Adtn Yr Updated: 2021; Rm Adtn Partial/Full: Full; Pool Yr Updated: 2022; Pool Partial/Full: Partial | Architecture: Spanish Architect: George Zajacek Unit Style: All on One Level; One Common Wall; Ground Level; Street Facing Const - Finish: Painted; Stucco Construction: Block Roofing: Tile; Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s); Programmable Thmstat; HVAC SEER Rating: 28; Mini Split Heating: Electric; Mini Split Plumbing: Gas Hot Wtr - Trnkls Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; High Speed Internet Available; Security Sys Owned | County Code: Maricopa Legal Description (Abbrev): LOT 92 BRIARWOC 2 MCR 017217 AN: 174-15-131 Lot Number: 92 Town-Range-Section: 2N-4E-11 Cty Bk&Pg: Plat: Taxes/Yr: \$1,045/2022 Ownership: Leasehold Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; Conventional Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow |

| Fees & Homeowner Association Information | | |
|---|---|---|
| HOA Y/N: Y / \$173,14 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$150 | HOA Name: Briarwood 2 HOA Management Company: Assoc. Property Mgmt | HOA Telephone: 480-306-8405 HOA Management Phone: 480-941-1077 |
| HOA 2 Y/N: N | | |
| HOA 3 Y/N: | | |

| | | |
|--|--|---|
| Association Fee Incl: Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); No Visible Truck Trailer RV Boat; Prof Managed | Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: N Land Lease Fee Y/N: Y / \$581.57 Monthly PAD Fee Y/N: N | Ttl Mthly Fee Equiv: \$754.71 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$1,423.88 Disclosure Fees HOA: \$250 Cap Improvement/Impact Fee 2: Other Fees HOA: \$35 Other Fees Description: Homewise Docs fee |
|--|--|---|

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|---|---|--|
| CDOM/ADOM: 32 / 32 List Date: 09/06/2023 Status Change Date: 09/08/2023 On Market Date: 09/08/2023 | Original List Price: \$1,450,000 List Price: \$1,375,000 | SA: N / BB: Y / 2.5% Var: N Type: ER Other Compensation: Special Listing Cond: N/A |

Private Remarks: Title work begun at Equity Title 50% Escrow Fee SAVINGS to buyer & seller when closed at Equity. Phone 480-607-0200, Fax: 480-607-3370, Michelle Eyman michellee@eta-az.com

Semi-Private Remarks: Attached glass shelving stand in dining area does not convey. All sculptures and any attached artwork will not convey. NOTE: MLS documents tab has floorplan, features & upgrades and a detailed specification sheet for all of the updates.


| Office Remarks: | | |
|---|---|--|
| Showing Instructions | Owner/Occupant Information | Property Access |
| Permission Required to Show: Yes Primary Showing Contact: Listing Agent Showing Service: ShowingTime Showing Notification Methods: Showing Service: ShowingTime; Text; Email; Phone Call | Occupant - DND2: Owner Ownr/Occ Name - DND2: CLIENT OF CBR | Lockbox Type: Supra (ARMLS) Gate Code - DND2: #6050 |

| | Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|----|---------------------------------------|--|---------------|--------------|-------------------|-----------------|--------------|
| LA | Karen R Bosch kb224 SA555004000 | Coldwell Banker Realty cbrb06 LC627335002 | 602-329-1444 | 480-951-1010 | kbosch@migsol.com | 602-329-1444 | 480-483-4917 |

Agent Report (3)

7320 E SOLANO DR, Scottsdale, AZ 85250

\$805,0

| | |
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|  | 6587559 Residential Townhouse UCB (Under Contract-Backups) |
| | Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,256 / County Assessor Price/SqFt: \$356.83 Year Built: 1980 Pool: None Encoded Features: 32RDX2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Detached |
| | Approx Lot SqFt: 7,454 / County Assessor Approx Lot Acres: 0.171 Subdivision: BRIARWOOD 4 Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: Building Number: |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | High School District: Scottsdale Unified District High School: Sahuaro School |

Cross Streets: Scottsdale Rd. and McDonald Dr. **Directions:** From AZ 101 Loop N take exit 45 McDonald Dr, turn left onto E McDonald Dr, Left onto N Cattletrack Rd, Right onto E Palo Verde Ln, Left on N 73rd S Left on Solano Dr, it's the 4th home on the left

Public Remarks: Amazing townhome located in the beautiful community of Briarwood Four just 5 minutes away from Oldtown! This cozy home includes an open kitchen with new cabinets, stunning black & green soapstone counter tops, lots of counter space, Viking professional 48" dual fuel oven/range, Viking refrigerator/freezer, an additional full Viking freezer, an open floor plan, 3 spacious bedrooms, 2 baths, soaring vaulted ceilings, beautiful wood beams through the great room, large indoor laundry room with backyard access, a spacious and beautifully done private backyard with super easy to maintain landscape, private front patio with front landscape and so much more. Only 5 minutes away from the 101! LOCATION is so important and this home definitely has it! Don't miss out on this enjoyable home!

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|--|--|---|--|
| Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool Features: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: North/South Exposure Landscaping: Desert Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Private Street(s); Pvt Yrd(s)/Ctryd(s) Features: Skylight(s); Vaulted Ceiling(s) Flooring: Tile Windows: Dual Pane | Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; Pantry; Walk-in Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Not Split Additional Bedroom: Separate Bedroom Exit; Master Bedroom Walk-in Closet; Other Bedroom Walk-in Closet; Master Bedroom Sitting Room Laundry: Inside Dining Area: Formal; Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N | Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile; Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS; Butane/Propane Water: Pvt Water Company Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; High Speed Internet Available; Security Sys Leased | County Code: Maricopa Legal Description (Abbrev): LOT 4 BRIARWOOD 4 MCR 020234 AN: 173-05-015 Lot Number: 4 Town-Range-Section: 2N-4E-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,886/2022 Ownership: Leasehold Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Auction: No Possession: Close of Escrow |

Fees & Homeowner Association Information

| | |
|--|---|
| HOA Y/N: Y / \$465 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$155 | HOA Name: Briarwood IV HOA Telephone: (480) 551-4300 |
| HOA 2 Y/N: N | |
| HOA 3 Y/N: | |

| | | |
|--|---|--|
| Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); No Visible Truck Trailer RV Boat; Prof Managed | Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: Y / \$805 Monthly PAD Fee Y/N: N | Ttl Mthly Fee Equiv: \$960 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$245 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0 |
|--|---|--|

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|--|---|--|
| CDOM/ADOM: 69 / 69 List Date: 08/02/2023 Status Change Date: 09/05/2023 | Original List Price: \$805,000 List Price: \$805,000 | SA: N / BB: Y / 2.5% Var: N Type: ER Other Compensation: Special Listing Cond: N/A |

Semi-Private Remarks: The land lease fee for the property is .1% of the purchase price monthly.

Office Remarks:


| | | |
|---|---|------------------------------------|
| Showing Instructions | Owner/Occupant Information | Property Access |
| Permission Required to Show: Yes Showing Service: ShowingTime Showing Notification Methods: Showing Service: ShowingTime | Occupant - DND2: Vacant Ownr/Occ Name - DND2: ROSEBARRY PROPERTIES LLC | Lockbox Type: Supra (ARMLS) |

| Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|--|---|---------------|--------------|------------------------|-----------------|-----|
| LA Nuvia Sanchez ns397 SA674807000 | Best Homes Real Estate bhre001 LC689102000 | 480-427-1258 | 602-396-5660 | nuviasanchez@gmail.com | 480-427-1258 | |

Agent Report (4)

5711 N 73RD ST, Scottsdale, AZ 85250

\$890,0

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|  | 6491178 Residential Single Family - Detached Closed |
| | Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,457 / County Assessor Price/SqFt: \$362.23 Year Built: 1979 Pool: Private Only Encoded Features: 32FRDXPO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Attached |
| | Approx Lot SqFt: 8,577 / County Assessor Approx Lot Acres: 0.197 Subdivision: BRIARWOOD 4 Tax Municipality: Scottsdale Marketing Name: Briarwood Planned Cmty Name: Briarwood Model: Builder Name: MALOUF Hun Block: Map Code/Grid: N37 Building Number: |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | High School District: Scottsdale Unified District High School: Saguaro High School |

Cross Streets: Scottsdale Rd & McDonald Dr **Directions:** South on Scottsdale Rd. East on Palo Verde to Briarwood IV entrance on south Side Straight to home at end of cul-de-sac

Public Remarks: Resort living in the heart of Scottsdale! Bike and walk to Camelback Mountain, resorts, Old Town, Fashion Square, restaurants, art galleries, golf and hiking. Located on a cul-de-sac, backing up to a greenbelt for views and privacy. This home has been tastefully remodeled with an open floor plan perfect for indoor/outdoor entertaining! All main rooms have direct access to the patio with pergola that can be opened and shut for shade or AZ sunshine! Indoor and outdoor gas fireplaces and firepit! Remodeled pool ready for relaxing! Bright open gourmet kitchen with a large island, high end appliances, plenty of cabinets and gas stovetop! New flooring throughout including wood in the main areas! Updated chic fixtures and ceiling fans! Solar panels providing lower utility bills.

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|---|--|---|---|
| Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Road Responsibility: City Maintained Road Pool Features: Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Exterior Fireplace; Firepit Property Description: Cul-De-Sac Lot; Mountain View(s); East/West Exposure; Borders Common Area Landscaping: Gravel/Stone Front; Desert Back; Natural Desert Front; Natural Desert Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Misting System; Patio; Pvt Yrd(s)/Crtyrd(s) Features: Skylight(s); 9+ Flat Ceilings; No Interior Steps; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Transportation Svcs Add'l Property Use: None; Other (See Remarks) Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane | Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Built In Recycling; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Not Split Additional Bedroom: Master Bedroom Walk-in Closet; Other Bedroom Walk-in Closet Laundry: Wshr/Dry HookUp Only; In Garage Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Full; Ht/Cool Yr Updated: 2020; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2022; Roof Partial/Full: Partial; Kitchen Yr Updated: 2017; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2018; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2018 | Architecture: Ranch; Spanish Building Style: 2-3-4 Plex Unit Style: All on One Level; One Common Wall Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: Built-Up; Tile; Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Natural Gas Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: Sat Dish Intrmt Ownd; Cable TV Avail; High Speed Internet Available Energy/Green Feature: Solar Panels Solar Panels: Ownership: Owned Outright | County Code: Maricopa Legal Description (Abbrev): LOT 61 BRIARWOOD 4 MCR 020234 AN: 173-05-072 Lot Number: 61 Town-Range-Section: 2N-4E-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,890/2022 Ownership: Leasehold New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: By Agreement; Close of Escrow |

| Fees & Homeowner Association Information | | |
|--|--|---|
| HOA Y/N: Y / \$580 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$155 | HOA Name: Briarwood HOA Management Company: FIRST SERVICE | HOA Telephone: 480-551-4300 HOA Management Phone: 480-551-4300 |
| HOA 2 Y/N: N | | |
| HOA 3 Y/N: | | |

| | | |
|--|---|---|
| Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed | Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: Y / \$900 Monthly PAD Fee Y/N: N / \$0 | Ttl Mthly Fee Equiv: \$1,093.33 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$555 Disclosure Fees HOA: \$245 Cap Improvement/Impact Fee 2: \$0 Other Fees HOA: \$0 |
|--|---|---|

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|---|--|--|
| CDOM/ADOM: 143 / 145 List Date: 11/16/2022 Status Change Date: 04/10/2023 Under Contract Date: 02/07/2023 Close of Escrow Date: 04/06/2023 Off Market Date: 04/10/2023 | Original List Price: \$900,000 List Price: \$900,000 Sold Price: \$890,000 Sold Price/SqFt: \$362.23 Loan Type: Cash Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 2,500 \$ Closing Cost Split: Normal - N | SA: N / BB: Y / 3% Var: N Type: ER Other Compensation: Special Listing Cond: N/A |

Private Remarks: Open House Feb 05: 12 (Noon) - 3PM Feb 11: 12 (Noon) - 3PM

Semi-Private Remarks: LAND LEASE. Home is located on a parcel with a land lease. Please see HOA docs. Land lease is paid at 1/10 of 1% of the purchase price on a monthly basis. Murphy bed negotiable. Solar panels owned and paid for


| Office Remarks: | | |
|--|--|------------------------------------|
| Showing Instructions | Owner/Occupant Information | Property Access |
| Permission Required to Show: Yes Primary Showing Contact: Owner Showing Service: ShowingTime Showing Notification Methods: Showing Service: ShowingTime | Occupant - DND2: Owner Ownr/Occ Name - DND2: ALAIN E & JENNIFER MCGLASHON | Lockbox Type: Supra (ARMLS) |

| | Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|----|-------------------------------------|---|---------------|--------------|-----------------------|--------------------------------|----------------|
| LA | Carlie Back cb028 SA104219000 | Keller Williams Realty East Valley kwext01 LC659180000 | 6024815184 | 480-839-6600 | carlie@carlieback.com | 602-481-5184 (602) 481-5184 | (480) 768-9444 |
| | | | 480-768-9333 | | | (602) 305-9033 | |
| SA | Kellie Parten kp257 SA562752000 | HomeSmart cril01 LC506032000 | 480-586-1687 | 602-230-7600 | kparten@hsmove.com | 480-586-1687 | 602-749-6623 |

Agent Report (5)

7332 E MONTEBELLO AVE, Scottsdale, AZ 85250

\$800,0

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|  | 6494996 Residential Townhouse Closed |
| | Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,787 / County Assessor Price/SqFt: \$287.04 Year Built: 1980 Flood Zone: No Pool: None Encoded Features: 32.5FRDX2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Detached |
| | Approx Lot SqFt: 7,111 / County Assessor Approx Lot Acres: 0.163 Subdivision: BRIARWOOD 4 Tax Municipality: Scottsdale Marketing Name: Briarwood 4 Planned Cmty Name: Briarwood 4 Model: Builder Name: Malouf Hun Block: Map Code/Grid: N37 Building Number: |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | High School District: Scottsdale Unified District High School: Saguaro High School |

Cross Streets: Scottsdale Rd and McDonald Dr **Directions:** From Scottsdale & McDonald,, go south 1 block, Turn Left (EAST) on Palo Verde Ln. Turn Right (South) on 74th Street, take the 1st right on Montebello Home is on the Right. No sign in yard.

Public Remarks: See Benefits of a Land Lease in the documents tab! Light, Bright and Beautifully remodeled in 2021! You will LOVE the soaring vaulted ceilings and three-way fireplace adjoining the Living, Family & Dining rooms that operates from the new propane tank with a flip of a switch! The long list of improvements includes New Kitchen Cabinets & Gorgeous Quartz countertops, Updated Bathrooms, New Wood Flooring & Tile, plus new Carpet in the secondary bedrooms. This home is immaculate and move-in ready with tremendous storage. We removed the arches in front of the garage so that you can actually park your car without scraping the side! Stand outside and enjoy Views of Camelback Mountain. Land Lease is 1/10th of 1 % of the sales price. SEE DOCUMENTS TAB.

| | | | | | | | | | |
|-----------------------|-------|--------------------|-------|------------------|-------|--------------------|-------|--------------------|-------|
| Master Bedroom | 19 22 | Bedroom 2 | 12 15 | Bedroom 3 | 11 16 | Dining Room | 16 13 | Living Room | 16 22 |
| | | Family Room | 20 15 | | | | | | |

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|---|---|--|---|
| Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; Separate Strge Area Pool Features: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Two Way Fireplace; Gas Property Description: Mountain View(s); North/South Exposure Landscaping: Desert Back; Grass Front; Yrd Wtring Sys Front; Auto Timer H2O Front Exterior Features: Covered Patio(s); Patio; Pvt Yrd(s)/Crtyrd(s); Screened in Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path Add'l Property Use: None Flooring: Carpet; Tile; Wood | Kitchen Features: 220 Volts in Kitchen; Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bedroom Exit; Master Bedroom Walk-in Closet; Master Bedroom Sitting Room Laundry: Washer Included; Dryer Included; Inside Dining Area: Formal; Eat-in Kitchen; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2021; Floor Partial/Full: Partial; Wiring Yr Updated: 2021; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2021; Plmbg Partial/Full: Partial; Roof Yr Updated: 2021; Roof Partial/Full: Partial; Kitchen Yr Updated: 2021; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2021; Bath(s) Partial/Full: Full | Architecture: Spanish Const - Finish: Stucco Construction: Block Roofing: Tile; Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Propane; Electric Plumbing: Electric Hot Wtr Htr Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; High Speed Internet Available | County Code: Maricopa Legal Description (Abbrev): LOT 17 BRIARWOOD 4 MCR 020234 AN: 173-05-028 Lot Number: 17 Town-Range-Section: 2N-4E-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,920/2022 Ownership: Leasehold New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Miscellaneous: Home Warranty Possession: Close of Escrow |

Fees & Homeowner Association Information

| | | |
|--|---|---|
| HOA Y/N: Y / \$555 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$155 | HOA Name: Briarwood 4 HOA Management Company: First Service Reside | HOA Telephone: 480-551-4300 HOA Management Phone: 480-551-4300 |
|--|---|---|

HOA 2 Y/N: N

HOA 3 Y/N:

| | | |
|---|---|--|
| Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: No Visible Truck Trailer RV Boat; Rental OK (See Rmks); Prof Managed | Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: Y / \$845 Monthly PAD Fee Y/N: N | Ttl Mthly Fee Equiv: \$1,030 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$0 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0 |
|---|---|--|

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|--|--|---|
| CDOM/ADOM: 13 / 13 List Date: 12/02/2022 Status Change Date: 01/24/2023 Under Contract Date: 12/10/2022 Close of Escrow Date: 01/23/2023 Off Market Date: 12/20/2022 On Market Date: 12/07/2022 | Original List Price: \$845,000 List Price: \$825,000 Sold Price: \$800,000 Sold Price/SqFt: \$287.05 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N | SA: N / BB: Y / 3% Var: N Type: ER Other Compensation: Special Listing Cond: N/A |

Private Remarks: Showings start at Open House Sat, 12/10 from 12pm - 3pm. After 12/10, BY APPOINTMENT ONLY. USE SHOWING TIME. NO LOCKBOX. PLEASE TRY AND GIVE AT LEAST 3 HOURS NOTICE. Call with any questions. Marcia Canady 602-515-1161

Semi-Private Remarks: Land lease is 1/10th of 1 % of the sales price and runs through 2077. Buyer to investigate & accept terms of land lease. See documents tab for Land Lease Agreement.

Office Remarks:

| | | |
|---|--|---------------------------|
| Showing Instructions | Owner/Occupant Information | Property Access |
| Permission Required to Show: Yes Showing Service: ShowingTime Showing Notification Methods: Showing Service: ShowingTime | Occupant - DND2: Owner Ownr/Occ Name - DND2: Client | Lockbox Type: None |

| Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fa: |
|---|--|---------------|--------------|-------------------|-----------------|-----|
| LA Marcia K Canady mc570 BR635529000 | United Country Real Estate-Champion Properties of Arizona ucrc001 LC691987000 | 602-515-1161 | 602-661-8974 | | 602-515-1161 | |
| SA Stacey Muto sm919 SA689780000 | HomeSmart cril01 LC506032000 | 602-410-7063 | 602-230-7600 | smutoaz@gmail.com | 602-410-7063 | |

Agent Report (6)

7302 E SOLANO DR, Scottsdale, AZ 85250

\$795,0



| | | | |
|---|-------------|--|-----------------|
| 6506112 | Residential | Townhouse | Temp Off Market |
| Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,644 / County Assessor Price/SqFt: \$300,68 Year Built: 1980 Pool: None Encoded Features: 32FRDXO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Detached | | Approx Lot SqFt: 7,450 / County Assessor Approx Lot Acres: 0,171 Subdivision: BRIARWOOD 4 Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: Hearthside Builder Name: Malouf Hun Block: 5600 N Map Code/Grid: N37 Building Number: | |
| Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mohave Middle School | | High School District: Scottsdale Unified District High School: Saguaro Elementary School | |

Cross Streets: McDonald & Scottsdale Rd, Directions: S, on Scottsdale Rd, to Palo Verde, E, to 73rd St, South to Solano, E, to home.

Public Remarks: A MUST COME SEE IN DESIREABLE BRIARWOOD! PRICED TO SELL WITH BEAUTIFUL VIEW OF CAMELBACK MOUNTAIN! This is a spacious well maintained home with a great master bedroom with a must see walk in closet you wont be disappointed. Has a 3 dimensional fireplace, a ready to host or keep it to yourself backyard all landscaped with a covered patio with access to master, living room and day room. Move in ready just come add your touch. Great quiet location and still close to Scottsdale Fashion Square within 1.5 miles without all the traffic. Land Lease is 1/10th of 1 % of the sales price

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|--|--|---|---|
| Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool Features: No Pool Spa: None Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Gas Fireplace Property Description: Corner Lot; North/South Exposure: Borders Common Area Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Patio; Pvt Yrd(s)/Ctryrd(s) Features: Skylight(s); Wet Bar Flooring: Carpet; Tile Windows: Sunscreen(s) | Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bedroom Exit; Master Bedroom Walk-in Closet; Master Bedroom Sitting Room Laundry: Washer Included; Dryer Included; Inside Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Separate Workshop Items Updated: Ht/Cool Yr Updated: 2021; Ht/Cool Partial/Full: Full | Unit Style: All on One Level; One Common Wall Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile; Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric Utilities: APS Water: Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; Security Sys Owned Energy/Green Feature: Multi-Zones | County Code: Maricopa Legal Description (Abbrev): AN: 173-05-012 Lot Number: 1 Town-Range-Section: 2N-4E-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,925/2022 Ownership: Leasehold New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: Close of Escrow |

Fees & Homeowner Association Information

| | | |
|---|---|-----------------------------|
| HOA Y/N: Y / \$555 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$155 | HOA Name: Briarwood 4 HOA Management Company: First Service Reside | HOA Telephone: 480-551-4300 |
| HOA 2 Y/N: N | | |
| HOA 3 Y/N: | | |

| | | |
|---|--|---|
| Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed; Other (See Remarks) | Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: Y / \$289 Monthly PAD Fee Y/N: N / \$0 Com Facilities Distr: N | Ttl Mthly Fee Equiv: \$474 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$0 Cap Improvement/Impact Fee 2: \$ Other Fees HOA: \$0 |
|---|--|---|

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|--|---|--|
| CDOM/ADOM: 48 / 49 List Date: 01/10/2023 Status Change Date: 02/28/2023 Off Market Date: 02/28/2023 Temp Off Market Date: 02/24/2023 | Original List Price: \$795,000 List Price: \$795,000 | SA: N / BB: Y / 3% Var: N Type: ER Other Compensation: Special Listing Cond: N/A |

Private Remarks: Land lease is 1/10th of 1 % of the sales price. Buyer to investigate & accept terms of land lease. Title Open at Great American title with Rebecca Colburn please contact with any questions 602-412-4551 RCOLBURN@AZGAT.COM

Office Remarks:

| Showing Instructions | Owner/Occupant Information | Property Access |
|--|--|-----------------------------|
| Permission Required to Show: Yes Primary Showing Contact: Listing Agent Showing Service: ShowingTime Showing Notification Methods: Showing Service: ShowingTime | Occupant - DND2: Interim Occupant Ownr/Occ Name - DND2: SUSALRUOCCO | Lockbox Type: Supra (ARMLS) |

| Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|--|--|---------------|--------------|-----------------------|------------------------------|--------------|
| LA Jaime Javier Duarte jd570 SA586747000 | Realty ONE Group reog03 CO578024000 | 623-764-0186 | 623-236-1414 | jd.azhomes1@gmail.com | 623-764-0186 623-764-0186 | 623-218-1209 |

7327 E SOLANO DR, SCOTTSDALE, AZ, 85250

APN: 173-05-023



| | | | |
|-----------------|--|----------------|--|
| Last Sold | 8/24/2023 | Construction | FRAME WOOD |
| Last Sale Price | \$675,000 | Roof | BUILT-UP |
| Owner | AMY H & TIMOTHY C LOUIS | A/C | REFRIGERATION |
| Mailing | 3988 E PARADISE VIEW DR PARADISE VALLEY, Arizona 85253-6057 | Heat | Yes |
| Lot | 0.16 Acres / 7112 Sqft | Stories | S |
| Year Built | 1980 | Property Type | (8550) TOWNHOUSES - (GRADED 850-5) DEFAULT |
| SqFt | 2457 | Parking | GARAGE |
| Class | CLASS R5, SEMI-CUSTOM | Parking Spaces | 2 |
| Added Attached | 0 | Patio | SLAB & COVERED |
| Added Detached | 0 | Pool | No |

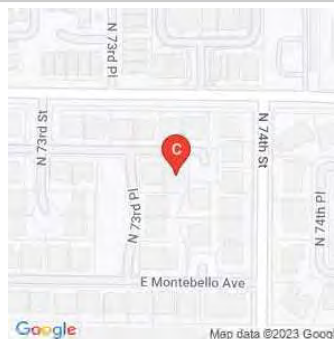
| Subdivision - BRIARWOOD 4 | | | | County Zone - MARICOPA | | City Zone - SCOTTSDALE | | | |
|---------------------------|-----------|----------------|----|------------------------|------|---|------|----------------------------------|------|
| Improved Lots | 72 | Single Story | 72 | Avg Sqft | 2546 | [R-7] RESIDENTIAL WITH 7,000 SF MINIMUM | 100% | [R1-7] Single-Family Residential | 100% |
| With Pool | 48 | Multiple Story | 0 | Avg Lot | 7786 | | | | |
| Year Built | 1979-1980 | | | | | | | | |

| Tax Assessment | | | | | | | | |
|----------------|------------|------------|------------|------------|------------|------------|-------------|-------------|
| | 2017 Final | 2018 Final | 2019 Final | 2020 Final | 2021 Final | 2022 Final | 2023 Prelim | 2024 Prelim |
| FCV Improved | \$230,200 | \$235,200 | \$260,100 | \$261,200 | \$275,500 | \$309,000 | \$401,500 | \$514,900 |
| FCV Land | \$57,500 | \$58,800 | \$65,000 | \$65,300 | \$68,800 | \$77,200 | \$100,300 | \$128,700 |
| FCV Total | \$287,700 | \$294,000 | \$325,100 | \$326,500 | \$344,300 | \$386,200 | \$501,800 | \$643,600 |
| YoY Change % | 0% | 2% | 11% | 0% | 5% | 12% | 30% | 28% |
| Assessed FCV | \$28,770 | \$29,400 | \$32,510 | \$32,650 | \$34,430 | \$38,620 | \$50,180 | \$64,360 |
| LPV Total | \$200,393 | \$231,981 | \$243,580 | \$255,759 | \$268,547 | \$281,974 | \$296,073 | \$310,876 |
| State Aid | \$259 | \$272 | \$298 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Tax Amount | \$1,517 | \$1,773 | \$1,815 | \$2,187 | \$2,206 | \$2,077 | \$0 | \$0 |

| Deed History | | | | | | | | | |
|--------------|--|-----------------------------|-------------|-----------|-----------|------------------|------------------|-------------|-------------|
| Sale Date | Buyer | Seller | Sales Price | Down | Mortgage | Deed | Financing | Transaction | Doc # |
| 8/24/2023 | Amy H & Timothy C Louis, Amy H Louis Trust Et Al | Arlene B Hagan | \$675,000 | \$281,336 | \$400,000 | Warranty | Seller Carryback | Non Mls | 20230444334 |
| 6/25/2020 | Hsl Scottsdale Llc | Herberger Enterprises Inc | \$79,797 | \$79,797 | \$0 | Special Warranty | - | Bulk | 20200559219 |
| 12/5/2017 | Arlene B Hagan, Arlene B Hagan Trust | Irene P Gavura Trust | \$0 | \$0 | \$0 | Warranty | - | - | 20170898205 |
| 6/14/2010 | Irene P Gavura | Irene P Gavura | \$0 | \$0 | \$0 | Warranty | - | - | 20100500378 |
| 4/25/1997 | Gary K & Jeanne L Herberger | Gary K & Jeanne L Herberger | \$0 | \$0 | \$0 | Special Warranty | - | - | 19970272718 |

| Flood Zone | | |
|------------|-------------|---|
| Map Number | 04013C1770L | (Zone SubType: AREA OF MINIMAL FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones. |
| Map Date | 10/16/2013 | |
| Panel | 1770L | |
| FEMA Zone | X | |

| Additional Information | |
|----------------------------|--|
| Parcel | 173-05-023 |
| County | MARICOPA |
| MCR Number | 20234 |
| Municipality | Scottsdale |
| Section / Township / Range | 14 / 2N / 4E |
| Lot / Block / Tract | 12 / - / - |
| Census Tract / Block | 217001 / 3017 |
| Tax Area | 481400 |
| Latitude, Longitude | 33.5216407761094, -111.92247839063 |
| Property Type | (8550) TOWNHOUSES - (GRADED 850-5) DEFAULT |
| Legal Class | NON-PRIMARY |
| School District(S) | Scottsdale Unified District |
| Legal Description (Abbrev) | BRIARWOOD FOUR MCR 202-34 |



The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

EXHIBIT 4



Realty One Group
 Cell 602-625-6020
 www.ScottsdaleBPO.com
 tomatkinson1@msn.com

Address: 7320 E Solano Dr. Scottsdale Az 85250

Date: Oct-23

General Conditions

Property Type: Townhome

Occupancy: Vacant

HOA: \$960

Subject Sales & Listing History

Current Listing Status: Pending

Date Listed: Aug-23

Date Sold: n/a

List Price: \$805,000

Sold Price: n/a

Current Listings

| | Subject | Listing # 1 | Listing # 2 | Listing # 3 |
|--|--------------------|---------------|----------------|---------------|
| Street Address: | 7320 E Solano | 7302 E Solano | 7313 E Rose | 7338 E Rose |
| Pus or Minus 1/2 mile from subject: | | minus | minus | minus |
| List Price: | \$805,000 | \$795,000 | \$850,000 | \$1,375,000 |
| Days on market: | 62 days | 48 days | 2 days | 26 days |
| Bed/bath: | 3 bed/2 bath | 3 bed/ 2 bath | 3 bed/2.5 bath | 3 bed/2.5bath |
| Square footage: | 2,256 | 2,644 | 2,441 | 2,544 |
| \$ per sf | \$357 | \$301.00 | \$348.00 | \$540.00 |
| Garage: | 2 cg | 2 cg | 2 cg | 2 cg |
| Lot size: | 7,500 | 7,500 | 6,500 | 6,800 |
| Listing # is the most comparable: | # 1- 7302 E Solano | | | |

Recent Sales

| | Subject | Sold # 1 | Sold # 2 | Sold # 3 |
|--|------------------|---------------|------------------|---------------|
| Street Address: | 7320 E Solano | 7331 E Rose | 7313 E Claremont | 7345 E Keim |
| Pus or Minus 1/2 mile from subject: | | minus | minus | minus |
| Sold Price: | | \$740,000 | \$820,000 | \$849,900 |
| Days on market: | 62 days | 37 days | 6 days | 12 days |
| Bed/bath: | 3 bed/2 bath | 3 bed/ 2 bath | 3 bed/2.5 bath | 3 bed/ 2 bath |
| Square footage: | 2,256 | 2,447 | 2,005 | 2,307 |
| \$ per sf | \$357 | \$302.00 | \$409.00 | \$368 |
| Garage: | 2 cg | 2 cg | 2 cg | 2 cg |
| Lot size: | 7,500 sf | 6,200 sf | 7,400 sf | 6,100 |
| Sold # is the most comparable: | # 1- 7331 E Rose | | | |
| Close Date: | | Sep-23 | May-23 | Sep-23 |

Marketing Strategy

None

Suggested list price: \$ 350 a sf= \$ 790,000

Suggested Sold price: \$ 335 a sf= \$ 755,000

Repair Addendum

Estimated Cost

-Make no repairs. Declining Market

-All comparables are land leased properties

EXHIBIT 5

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

**JOHNSON, CASSIDY, NEWLON &
DECORT
2802 N. HOWARD AVE
TAMPA, FL 33607**

**NOTICE OF SALE
7320 E. Solano Drive
Scottsdale, Arizona 85250**

LEGAL NOTICE: Pursuant to 28 U.S.C. § 2001, Burton W. Wiand, as the Court-appointed Receiver in SECURITIES AND EXCHANGE COMMISSION V. BRIAN DAVISON, et al., CASE NO. 8:20-CV-325-T-35UAM (M.D. Fla.), will conduct a private sale of the property located at 7320 E Solano Drive, Scottsdale, Arizona 85250 to Guy J. Tontl and Elizabeth A. Tontl for \$725,000. The sale is subject to approval by the U.S. District Court, Pursuant to 28 U.S.C. § 2001, bona fide offers that exceed the sale price by 10% must be submitted to the Receiver within 10 days of the publication of this notice. All offers or inquiries regarding the property or its sale should be made to the Receiver at 114 Turner St. Clearwater, FL 33756. Telephone: (727) 235-6769. Email: Burt@BurtonWWiandPA.com. Pub: Sept 28, 2023

This is not an invoice

Order # 0005834690 # of Affidavits: 1


P.O #

Issues Dated:


09/28/23

STATE OF WISCONSIN }
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.


Sworn to before me this

28 TH day of
SEPTEMBER 2023


Notary Public

My Commission expires: 9/29/25

VICKY FELTY
Notary Public
State of Wisconsin

EXHIBIT 6

**UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION**

SECURITIES AND EXCHANGE
COMMISSION,

Plaintiff,

v.

Case No. 8:20-cv-00325-MSS-UAM

BRIAN DAVISON;
BARRY M. RYBICKI;
EQUIALT LLC;
EQUIALT FUND, LLC;
EQUIALT FUND II, LLC;
EQUIALT FUND III, LLC;
EA SIP, LLC;

Defendants, and

128 E. DAVIS BLVD, LLC, et al.,

Relief Defendants.

ORDER

THIS CAUSE comes before the Court for consideration of the Receiver’s Verified Unopposed Motion to Approve Private Sale of Real Property — 7320 E. Solano Drive, Scottsdale, Arizona 85250 (the “Property”). (Dkt. ___) At the request of the Securities and Exchange Commission (“SEC”), the Court appointed the Receiver on February 14, 2020 and directed him, in relevant part, to “[t]ake immediate possession of all property, assets and estates of every kind of the Corporate Defendants and Relief Defendants,” which includes “all

real property of the Corporate Defendants and Relief Defendants, wherever situated, and to administer such assets as is required in order to comply with the directions contained in this Order.” (Dkt. 11)

The Receiver requests that the Court approve the sale of the Property to Guy J. Tonti and Elizabeth A. Tonti. (Dkt. ___) The SEC consents to the relief sought in the Motion and waives any right to appeal an Order granting this Motion. (Id. at __) The Receiver provided the Purchase and Sale Agreement for the Court’s review. (Dkt. ____)

Accordingly, it is hereby **ORDERED AND ADJUDGED** that:

1. The Receiver’s Motion, (Dkt. ___), is **GRANTED**.
2. Transfer of title to the Property located at 7320 E. Solano Drive, Scottsdale, Arizona 85250, better known as Maricopa County Parcel Number 173-05-015 to Guy J. Tonti and Elizabeth A. Tonti is **APPROVED**. The Property’s legal descriptions is as follows:

LOT 4 BRIARWOOD 4 MCR 020234

3. Said transfer shall be free of any and all liens and encumbrances.

DONE and ORDERED in Tampa, Florida, this __ day of _____ 2023.

MARY S. SCRIVEN
UNITED STATES DISTRICT JUDGE

COPIES FURNISHED TO:

Counsel of Record