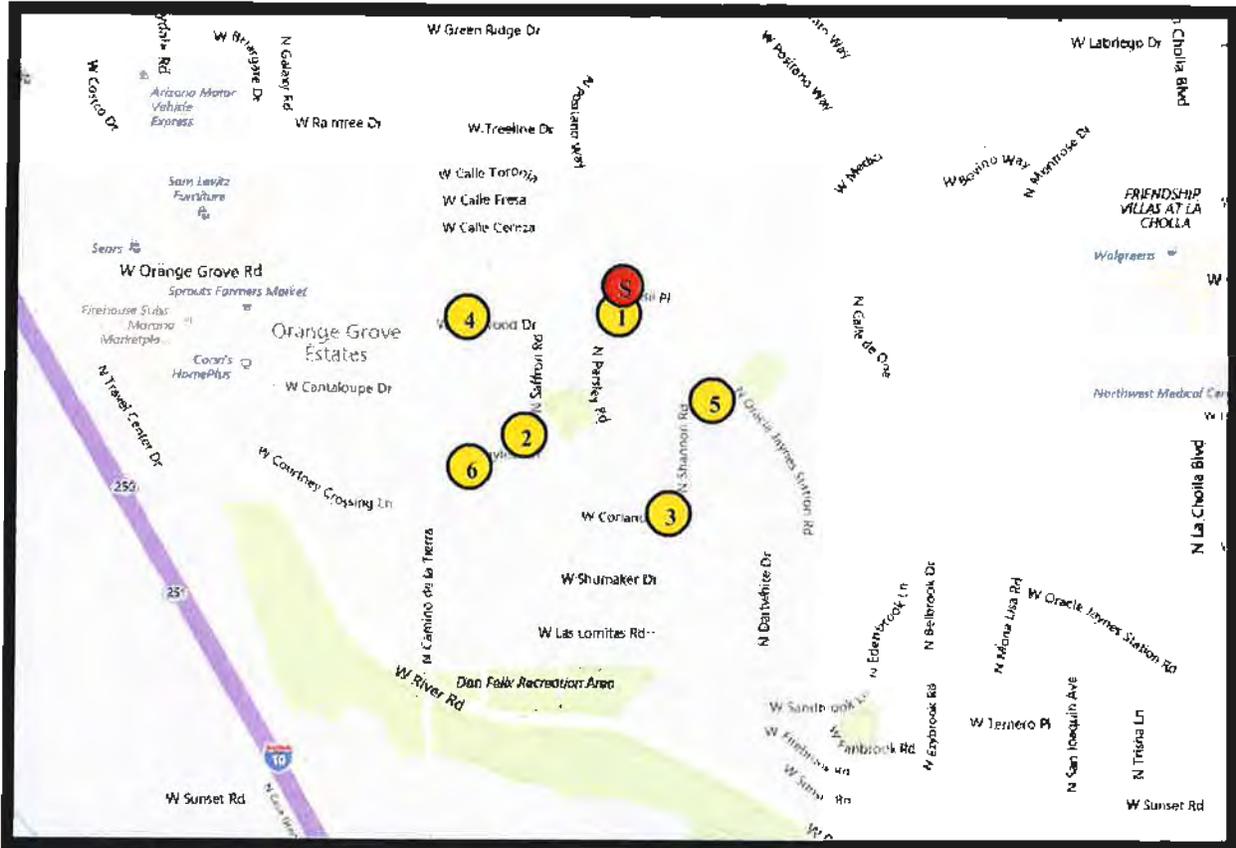


EXHIBIT G - COMPARABLE IMPROVED SALES LOCATION MAP



Subject: 3018 West Basil Place

Sale 1: 3037 West Basil Place

Sale 2: 3182 West Bayleaf Drive

Sale 3: 2900 West Coriander Drive

Sale 4: 3340 West Wildwood Drive

Sale 5: 6250 North Shannon Road

Sale 6: 3329 West Bayleaf Drive

EXHIBIT H - COMPARABLE IMPROVED SALE DATA SHEETS & PHOTOGRAPHS

flexmls Web

Page 1 of 39

AGENT DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21807978	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 179,900 175,000	Sold Price:
	Combined SqFt: 1,864	Area: Northwest		
	Main House SqFt: 1,864	Subdivision: Wildwood Park (1-225)		
	Guest House SqFt:	Community: None		
	Source of SqFt: Assessor	Tax Code: 101-08-0350		
	Bedrooms: 4	Tax Year/Taxes: 2015 / 1,687 13		
	Total Baths (Full-1/2): 3 (3-0)	Assessments: 0		
	Lot Acres: 0.2	Method of Title: Fee (Simple)		
	Year Built: 1980	Range Min - Max: -		
	Stories: Single			
	Address: 3037 W Basil Place, Tucson, AZ 85741 County: Pima Country: USA Pima County GIS Legal Description: Wildwood Park (Resub Lot 12) Directions: East on Orange Grove to Wildwood Dr south (Street right before Shannon going east) Take first right on Basil and house is at the end of the culdesac on left.			
# Garage 0	Construction Style Frame Stucco Southwestern	Municipality/Zoning Pima County - CR3		
# Carport 0	Const. Status Existing	School District Flowing Wells		
# of Covered Parking 0	Basement No	Elementary School Hendricks		
T/R/S 13/ 13/ 8	Horse Property No	Middle School Flowing Wells		
Lot Dimensions irregular	Horse Facilities No	High School Flowing Wells		
Lot Acres 0.2	List \$/SqFt 98 51	Fire Protection Included in Taxes		
Lot Sq Ft 8,712	Lot Size \$/SqFt 20 65	FEMA Flood Ins Req No		
Lot Size Source Assessor	Road Type Paved	Municipal Flood Req		
	Road Maintenance	Ownership		
Property Description Beautiful home in desirable NW neighborhood close to all amenities, including schools, shopping, Hospital and easy freeway access. This move in ready home boasts an open floor plan, all tile floors and a second master! Large tranquil backyard with a covered patio, MOUNTAIN VIEWS and ample shade. Enjoy the neighborhood park with jogging path, sports field, play area, basketball and tennis courts. Agent Only Remarks Keysafe Go Show!				
Showing & Company Information Showing Instructions SHOW & SELL! Phone # to Show 520 404-5318 MLSSAZ Lockbox Yes Occupied By Vacant Gate Code List Agent Name: 20458-Justin Darimont Lic#: 20458-Justin Darimont List Office 641-Ironwood Properties Lic#: CO104882000 Co-Agent - Lic#: Co-Office - Lic#: Seller Name Melissa Brady Seller Phone Occupant Name Primary Mobile E-mail 520-896-3433 adarimont@aol.com				
Subdivision & HOA CC&Rs: HOA Y/N: HOA Fees/Month: 0 Assessed: Age Restrictions: No Deed Restrictions: Yes Green Valley Rec Y/N: HOA Recreation Fee: Assoc Fees Includes: Association Amenities: HOA Name/Phone: /				

Listing 1 of 6

October 17, 2017

Page 1 of 2

MLS#: 21607978	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 179,900 Sold Price: 175,000
Listing Information			
Terms:	Cash; Conventional; FHA; Submit All; VA	Original Price:	179,900
Submit With Offer:		Co-Op Fee:	3%
Property Disclosures:	Unknown	Variable Commission:	No
Home Protection Plan:	Plan By: None,	Selling Broker Bonus:	
Special Conditions:		Contingent:	
Offer by Owner:		Exclusive Agency:	
Offer by Investor:		Limited Service:	
Distressed Info:	None	Days on Market:	15
		Cumulative DOM:	15
Listing Date:	03/16/2016	Cancel Date:	
Contingent Date:		Expiration Date:	
Pending Date:	03/29/2016	Fallthrough Date:	
Sold Date:	05/03/2016	Temp Off Market Date:	
		Off Market Date:	03/31/2016
		Status Change Date:	05/24/2016
Interior Features			
Living Areas:	Family Room	Main Heating:	Forced Air - Gas
Extra Room:	Other	Main Cooling:	AC Central
Guest Facilities:	None	Water Heater:	
Dining Room:	Area	Green Features:	
Breakfast:	Other: Area	Interior Features:	Interior Steps Y/N: N; Split Bedroom Plan
Laundry:	Closet	Technology:	Cable TV
Kitchen Features:	Dishwasher; Garbage Disposal; Microwave; Oven	Window Coverings:	Stay
Floor Covering:	Ceramic Tile	Electric:	
Bathroom Features:		Accessibility Options:	Disability Adapted: No
# Fireplace-Type:	1-		
Location Fireplace:	Family Room		
Exterior Features			
Fence:	Wood	Security:	None
Roof:	Built-Up - Reflect	View:	Mountain
Landscape - Front:	Low Care	Driveway:	
Landscape - Rear:	Low Care	Water:	Water Company
Patio/Deck:	Covered	Exterior Features:	
Pool:	None	Lot Features:	Subdivided Lots
Spa:	None	Gas:	
Garage/Carport Features:		Sewer:	Connected
RV Parking:	None	Neighborhood Features:	Basketball Court; Jogging/Bike Path; Lighted; Tennis
Comments			
Status Comments			
Selling Comments			
New Construction			
Manufactured SFR Information			
Sold Information			
Sold Price:	175,000	Sold Date:	05/03/2016
Sold Price/SqFt:	93.88	How Sold:	Conventional
Sold Lot Price/SqFt:	20.09	Seller Concessions:	
		Seller Paid Repairs:	
Selling Agent:	Name Justin Darimont	Primary	Mobile
Co Selling Agent:			E-mail
Selling Office:	Ironwood Properties	520-896-3433	adarimont@aol.com

Listing 1 of 6

October 17, 2017

Page 2 of 2

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Photos for MLS # 21607978 3037 W Basil Place, Tucson, AZ 85741

\$175,000

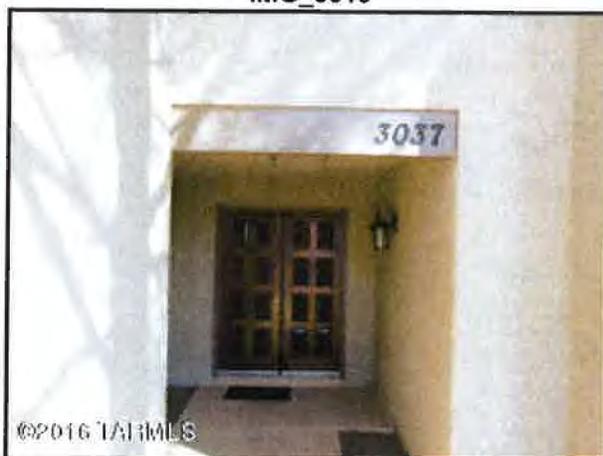
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MLS # 21607978

3037 W Basil Place, Tucson, AZ 85741

\$175,000

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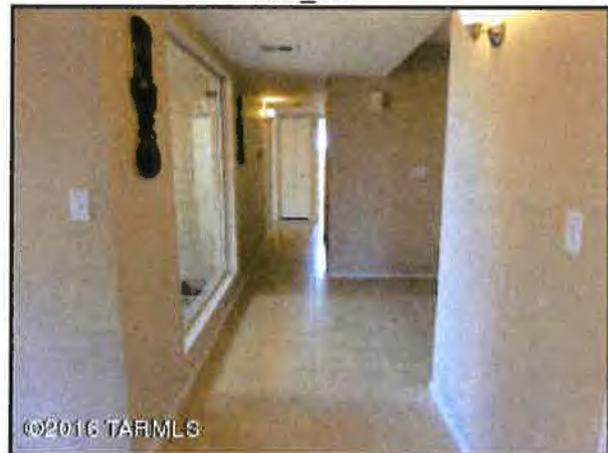


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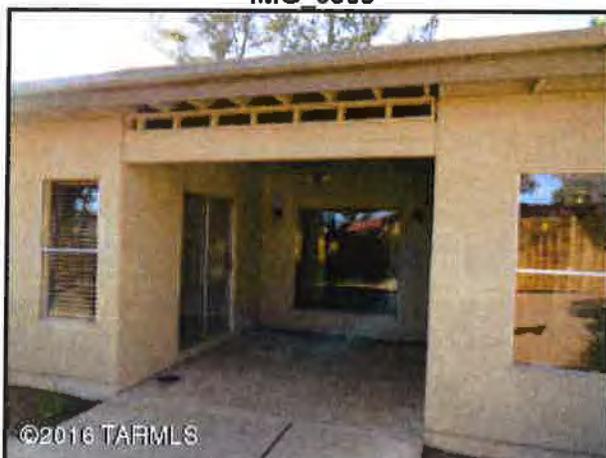
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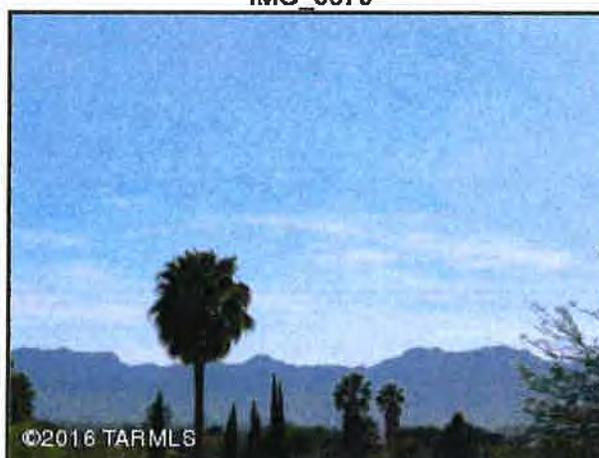
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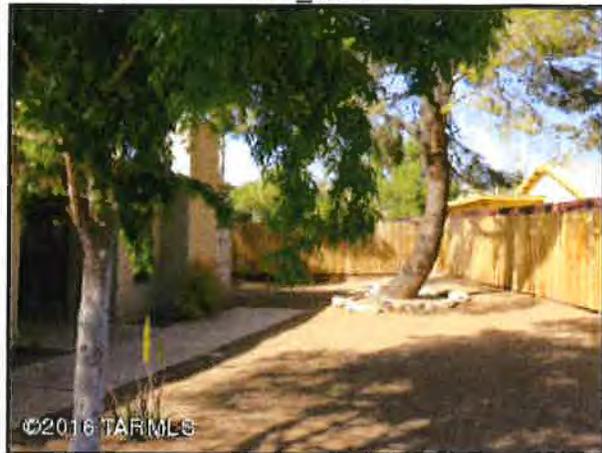
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AGENT DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21616294	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 129,000	Sold Price: 129,000
--------------------------	--	--------------------------	----------------------------	-------------------------------

	Combined SqFt:	1,526	Area:	Northwest
	Main House SqFt:	1,526	Subdivision:	Wildwood Park (1-225)
	Guest House SqFt:		Community:	None
	Source of SqFt:	Assessor	Tax Code:	107-07-7990
	Bedrooms:	3	Tax Year/Taxes:	2015 / 1,438.43
	Total Baths (Full-1/2):	2 (2-0)	Assessments:	0
	Lot Acres:	0.3	Method of Title:	Fee (Simple)
	Year Built:	1983	Range Min - Max:	-
	Stories:	Single		

Address: 3182 W Bayleaf Drive, Tucson, AZ 85741
County: Pima **Country:** USA **Pima County GIS**
Legal Description: Wildwood Park Lot 390
Directions: Thornydale/Orange Grove-E. Camino de la Tierra-S, Coriander-E, and S, (it curves by park), then W (right) on Bayleaf to cul-de-sac.

# Garage	0	Construction Style	Frame Stucco Contemporary	Municipality/Zoning	Tucson - R1
# Carport	1	Const. Status	Existing	School District	Flowing Wells
# of Covered Parking	1	Basement	No	Elementary School	Hendricks
T/R/S	13/ 13/ 8	Horse Property	No	Middle School	Flowing Wells
Lot Dimensions	Irregular	Horse Facilities	No	High School	Flowing Wells
Lot Acres	0.3	List \$/SqFt	84.53	Fire Protection	None
Lot Sq Ft	13,068	Lot Size \$/SqFt	9.87	FEMA Flood Ins Req	No
Lot Size Source	Assessor	Road Type	Paved	Municipal Flood Req	No
		Road Maintenance		Ownership	

Property Description
Calling all investors, if you're looking for a home that can have instant equity, tis is it! Extremely hard to find large lot .3 of an acre situated on a very private cul-de-sac! Do not let this opportunity pass you by, schedule a private showing today!!!! Home is sold as is where is, loads of potential Large unpermitted addition.

Agent Only Remarks
Home is AS-IS. Pease use Melanie Hestekin 6700 N. Oracle Road, Suite 324 Tucson, AZ 85704 Phone: 520-575-1900 Fax: 520-495-6050 melanie.hestekin@titlesecurity.com

Showing & Company Information
Showing Instructions Vacant go show
Phone # to Show
MLSSAZ Lockbox Yes
Occupied By Vacant

	Seller Name
	Seller Phone
	Occupant Name

Gate Code	Name	Primary	Mobile	E-mail
List Agent	16882-Joseph Witzke Lic#: SA573676000	520-808-4585	520-808-4585	josephwitzke@gmail.com
List Office	4983-Realty Executives Tucson Elite Lic#: LC640973000	520-877-4940		jeffmurtaugh@realtyexecutives.com
Co-Agent	- Lic#:			
Co-Office	- Lic#:			

Subdivision & HOA
CC&Rs: HOA Y/N: HOA Fees/Month: 0 **Assessed:** **Age Restrictions:** No
Deed Restrictions: Yes **Green Valley Rec Y/N:** **HOA Recreation Fee:**
Assoc Fees Includes:
Association Amenities:
HOA Name/Phone: /

MLS#: 21616294	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 129,000 Sold Price: 129,000
Listing Information			
Terms:	Cash; Conventional; FHA; VA	Original Price:	129,000
Submit With Offer:		Co-Op Fee:	2.0%
Property Disclosures:	Unknown	Variable Commission:	No
Home Protection Plan:	Plan By: None,	Selling Broker Bonus:	
Special Conditions:	Fix Up	Contingent:	
Offer by Owner:		Exclusive Agency:	
Offer by Investor:		Limited Service:	
Distressed Info:	None	Days on Market:	10
		Cumulative DOM:	10
Listing Date:	06/09/2016	Cancel Date:	
Contingent Date:	06/19/2016	Expiration Date:	
Pending Date:	06/29/2016	Fallthrough Date:	
Sold Date:	07/08/2016	Temp Off Market Date:	
		Off Market Date:	06/19/2016
		Status Change Date:	07/08/2016
Interior Features			
Living Areas:	Family Room	Main Heating:	Forced Air - Gas
Extra Room:	None	Main Cooling:	AC Central
Guest Facilities:	None	Water Heater:	
Dining Room:	Area	Green Features:	
Breakfast:	None	Interior Features:	Interior Steps Y/N: N
Laundry:	Room	Technology:	Cable TV
Kitchen Features:	Refrigerator; Oven	Window Coverings:	Some
Floor Covering:	Ceramic Tile; Wood	Electric:	
Bathroom Features:		Accessibility Options:	Disability Adapted: No
# Fireplace-Type:	1-		
Location Fireplace:	Living Room		
Exterior Features			
Fence:	Wood	Security:	None
Roof:	Built-Up - Reflect	View:	Mountain
Landscape - Front:	Low Care	Driveway:	
Landscape - Rear:	Grass	Water:	City
Patio/Deck:	Covered	Exterior Features:	
Pool:	None	Lot Features:	
Spa:	None	Gas:	
Garage/Carport Features:		Sewer:	Connected
RV Parking:	None	Neighborhood Features:	None
Comments			
Status Comments			
Selling Comments			
New Construction			
Manufactured SFR Information			
Sold Information			
Sold Price:	129,000	Sold Date:	07/08/2016
Sold Price/SqFt:	84.53	How Sold:	Cash
Sold Lot Price/SqFt:	9.87	Seller Concessions:	
		Seller Paid Repairs:	
Selling Agent:	Name	Primary	Mobile
	Priscilla Huff		
Co Selling Agent:			E-mail
Selling Office:	Kai Realty LLC	520-616-3426	info@kaiassoc.com

Listing 2 of 6

October 17, 2017

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Photos for MLS # 21616294 3182 W Bayleaf Drive, Tucson, AZ 85741

\$129,000

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MLS # 21616294

3182 W Bayleaf Drive, Tucson, AZ 85741

\$129,000

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MLS # 21616294

3182 W Bayleaf Drive, Tucson, AZ 85741

\$129,000

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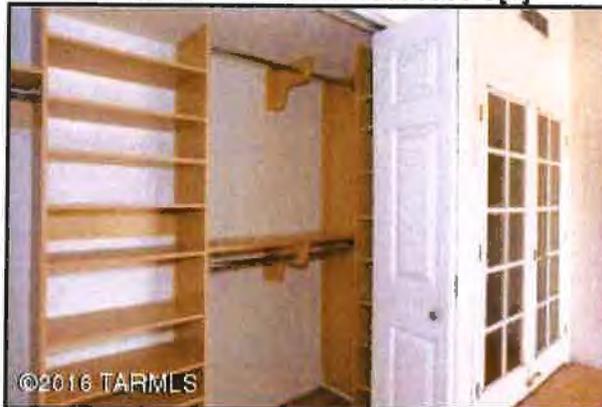
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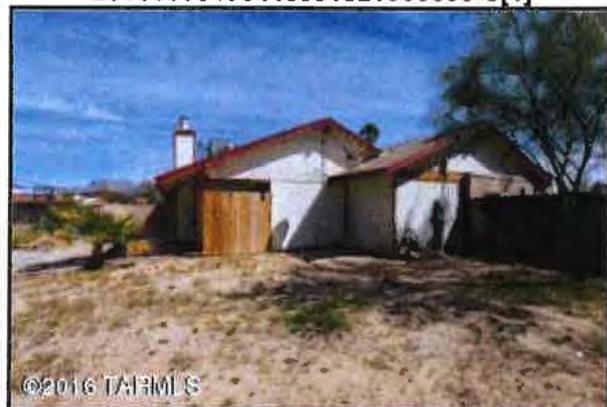
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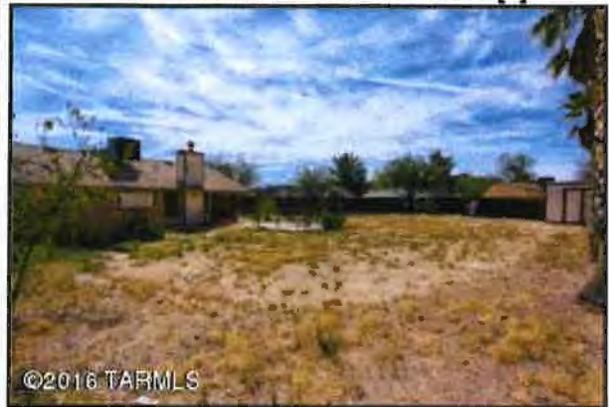
3182 W Bayleaf Drive, Tucson, AZ 85741

\$129,000

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AGENT DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21626199	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 150,000	Sold Price: 150,000
	Combined SqFt:	1,595	Area:	Northwest
	Main House SqFt:	1,595	Subdivision:	Wildwood Park (226-414)
	Guest House SqFt:		Community:	None
	Source of SqFt:	Assessor	Tax Code:	101-07-7220
	Bedrooms:	3	Tax Year/Taxes:	2015 / 971.84
	Total Baths (Full-1/2):	2 (2-0)	Assessments:	0
	Lot Acres:	0.23	Method of Title:	Fee (Simple)
	Year Built:	1983	Range Min - Max:	-
	Stories:	Single		
	Address: 2900 W Coriander Drive, Tucson, AZ 85741			
County: Pima Country: USA Pima County GIS				
Legal Description: Wildwood Park Lot 313				
Directions: From Orange Grove/Shannon, south to Conander.				
# Garage	0	Construction Style	Other: Combo Ranch	Municipality/Zoning Pima County - CR3
# Carport	2	Const. Status	Existing	School District Flowing Wells
# of Covered Parking	2	Basement	No	Elementary School Hendricks
T/R/S	13/ 13/ 8	Horse Property	No	Middle School Flowing Wells
Lot Dimensions	107 X 98.75	Horse Facilities	No	High School Flowing Wells
Lot Acres	0.23	List \$/SqFt	94.04	Fire Protection Included in Taxes
Lot Sq Ft	10,019	Lot Size \$/SqFt	14.97	FEMA Flood Ins Req No
Lot Size Source	Assessor	Road Type	Paved	Municipal Flood Req No
		Road Maintenance		Ownership
Property Description				
GREAT VALUE. Perfect for the Handy Person or Investor. A Little Updating Would Bring a Good Return. Popular NW Community. 3 Bedrooms Plus Hobby Room. Good Floor Plan with Spacious Rooms, Lots of Windows. Living Room has High Ceilings. Large Backyard with Covered Patio, Wide Gate, could Accommodate RV Parking. Good Location with Easy Access to Freeway. Terrific Neighborhood Park Offers Children's Playground and Large Grassy Areas with Picnic Tables, Tennis & Basketball Court, Walking/Jogging Path. Beautiful Mountain Views!!				
Agent Only Remarks				
ESTATE SALE. "AS IS" Addendum Required NO SPDS/CLUE. Seller's Representative out of Town. Please ALLOW TIME for Response. Title Work Already Started at Stewart Title, Maria Arellano, 520-887-2797 or Maria.Arellano@stewart.com				
Showing & Company Information				
Showing Instructions	KS-ANYTIME			
Phone # to Show				
MLSSAZ Lockbox	Yes	Seller Name		
Occupied By	Vacant	Seller Phone		
Gate Code		Occupant Name		
List Agent	Name	Primary	Mobile	E-mail
	1042-Charo Diaz-Rivas Lic#: BR006622000	520-241-8484	520-241-8484	TalktoCharo@gmail.com
List Office	5792-Charo Diaz-Rivas Lic#: SE006622000	520-241-8484		talktocharo@gmail.com
Co-Agent	- Lic#:			
Co-Office	- Lic#:			
Subdivision & HOA				
CC&Rs:	HOA Y/N:	HOA Fees/Month:	0 Assessed:	Age Restrictions: No
Deed Restrictions: Yes	Green Valley Rec Y/N:	HOA Recreation Fee:		
Assoc Fees Includes:				
Association Amenities:				
HOA Name/Phone: /				

MLS#: 21626199	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 150,000 150,000	Sold Price:
Listing Information				
Terms:	Cash; Conventional; FHA; VA	Original Price:	150,000	
Submit With Offer:		Co-Op Fee:	3%	
Property Disclosures:	Unknown	Variable Commission:	No	
Home Protection Plan:	Plan By: NO,	Selling Broker Bonus:		
Special Conditions:	Fix Up	Contingent:		
Offer by Owner:		Exclusive Agency:		
Offer by Investor:		Limited Service:		
Distressed Info:	None	Days on Market:	8	
		Cumulative DOM:	8	
Listing Date:	09/29/2016	Cancel Date:		Temp Off Market Date:
Contingent Date:	10/07/2016	Expiration Date:		Off Market Date: 10/07/2016
Pending Date:	11/28/2016	Fallthrough Date:		Status Change Date: 12/03/2016
Sold Date:	11/30/2016			
Interior Features				
Living Areas:	Great Room	Main Heating:	Forced Air - Gas	
Extra Room:	Storage	Main Cooling:	AC Central	
Guest Facilities:	None	Water Heater:		
Dining Room:	Area	Green Features:		
Breakfast:	Bar	Interior Features:	Interior Steps Y/N: N	
Laundry:	Dryer; Room; Washer	Technology:	Cable TV	
Kitchen Features:	Dishwasher; Refrigerator; Oven	Window Coverings:	Stay	
Floor Covering:	Carpet; Vinyl	Electric:		
Bathroom Features:		Accessibility Options:	Disability Adapted: No	
# Fireplace-Type:	0-			
Location Fireplace:	None			
Exterior Features				
Fence:	Block	Security:	Bars	
Roof:	Shingle	View:	Mountain	
Landscape - Front:	Low Care	Driveway:		
Landscape - Rear:	Low Care	Water:	Water Company	
Patio/Deck:	Covered	Exterior Features:		
Pool:	None	Lot Features:	Subdivided Lots	
Spa:	None	Gas:		
Garage/Carport Features:		Sewer:	Connected	
RV Parking:	Space Available	Neighborhood Features:	Athletic Facilities; Basketball Court; Jogging/Bike Path; Tennis	
Comments				
Status Comments				
Selling Comments				
Sold AS-IS Condition				
New Construction				
Manufactured SFR Information				
Sold Information				
Sold Price:	150,000	Sold Date:	11/30/2016	Seller Concessions: 5,000
Sold Price/SqFt:	94.04	How Sold:	FHA	Seller Paid Repairs:
Sold Lot Price/SqFt:	14.97			
Selling Agent:	Name Heather Spiess	Primary	Mobile	E-mail
Co Selling Agent:				
Selling Office:	Tierra Antigua Realty	520-544-2335		admin@tierraantigua.com

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October 17, 2017

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Photos for MLS # 21626199 2900 W Coriander Drive, Tucson, AZ 85741

\$150,000

View from Street 23



©2016 TARMLS

View from Street

Living Room



©2016 TARMLS

Living Room

Living Room



©2016 TARMLS

Living Room

View from Street 20



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View from Street

Living Room



©2016 TARMLS

Living Room

Kitchen



©2016 TARMLS

Kitchen

MLS # 21626199

2900 W Coriander Drive, Tucson, AZ 85741

\$150,000

Kitchen



Kitchen

Kitchen



Kitchen

Master Bedroom



Master Bedroom

Master Bedroom



Master Bedroom

Master Bath



Master Bath

Master Bath



Master Bath

MLS # 21626199

2900 W Coriander Drive, Tucson, AZ 85741

\$150,000

Second Bedroom



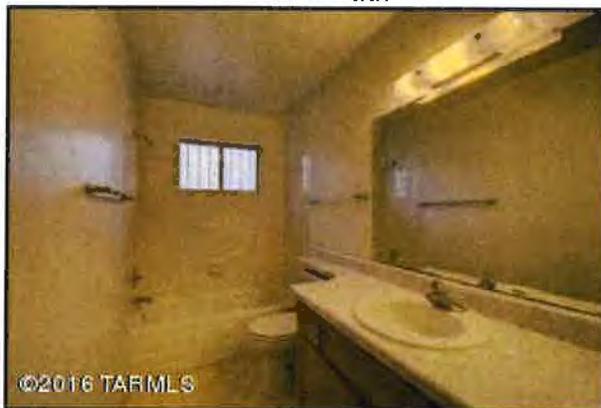
Second Bedroom

Second Bedroom



Second Bedroom

Second Bath



Second Bath

Third Bedroom



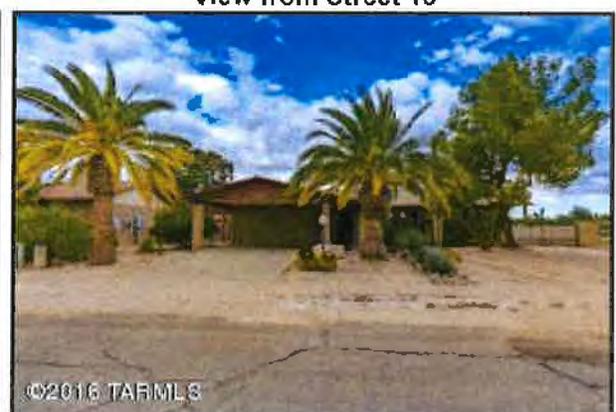
Third Bedroom

Third Bedroom



Third Bedroom

View from Street 18



View from Street

MLS # 21626199

2900 W Coriander Drive, Tucson, AZ 85741

\$150,000

View from Street 19



View from Street 21



**View from Street
Back Yard 27**



**View from Street
Back Yard Citrus Trees**



**Back Yard
Side Yard 26**



**Back Yard Citrus Trees
Front Yard 25**



Side Yard

View from the East 24



View from the East

Laundry/Hobby Room



Laundry/Hobby Room

Back Yard 28

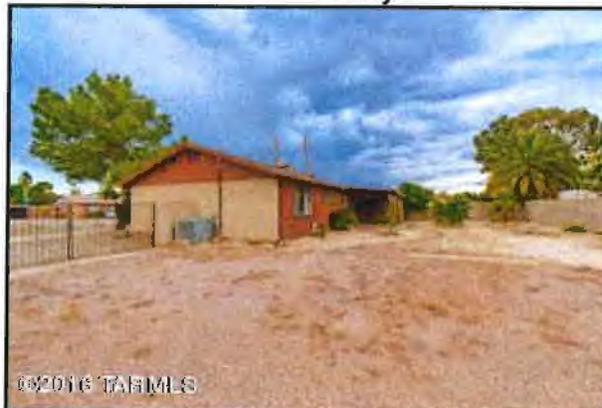


Back Yard 30



Plenty of Space for RV?

Wide Gate to Backyard 31



Wide Gate 32



Wide Gate to Backyard

MLS # 21626199

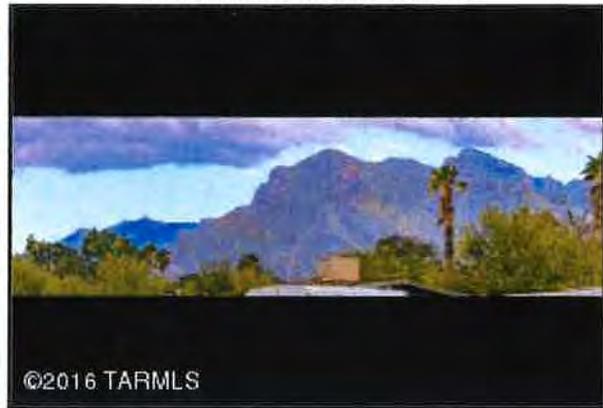
2900 W Coriander Drive, Tucson, AZ 85741

\$150,000

Back Yard 33



Beautiful Mountain View 35



Beautiful Mountain Views!

AGENT DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21629079	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 167,000 167,000	Sold Price:
--------------------------	--	--------------------------	---------------------------------------	--------------------

	Combined SqFt:	1,664	Area:	Northwest
	Main House SqFt:	1,664	Subdivision:	Wildwood Park (1-225)
	Guest House SqFt:		Community:	None
	Source of SqFt:	Owner	Tax Code:	101-08-0640
	Bedrooms:	4	Tax Year/Taxes:	2016 / 1,510.02
	Total Baths (Full-1/2):	2 (2-0)	Assessments:	0
	Lot Acres:	0.19	Method of Title:	Fee (Simple)
	Year Built:	1984	Range Min - Max:	-
	Stories:	Single		

Address: 3340 W Wildwood Drive, Tucson, AZ 85741
County: Pima **Country:** USA **Pima County GIS**
Legal Description: Wildwood Park (Resub) Lot 41
Directions: From Orange Grove and Camino De La Tierra, south on Camino De La Tierra, east on Wildwood to house on left side of street.

# Garage	0	Construction	Frame Stucco	Municipality/Zoning	Pima County - CR3
# Carport	0	Style	Ranch	School District	Flowing Wells
# of Covered Parking	0	Const. Status	Existing	Elementary School	Hendricks
T/R/S	13/ 13/ 8	Basement	No	Middle School	Flowing Wells
Lot Dimensions	81 x 95 x 81 x 95	Horse Property	No	High School	Flowing Wells
Lot Acres	0.19	Horse Facilities	No	Fire Protection	Included in Taxes
Lot Sq Ft	8,276	List \$/SqFt	100.36	FEMA Flood Ins	No
Lot Size Source	Assessor	Lot Size \$/SqFt	20.18	Req	
		Road Type	Paved	Municipal Flood	No
		Road		Req	
		Maintenance		Ownership	

Property Description
Ranch style home in the highly desirable Wildwood Park subdivision. Original owner has occupied this home since 1984. This freshly painted home has 4 bedrooms, 2 baths and a large yard with block wall. Updated bathrooms and kitchen, ceramic tile and additional room for hobbies, home office or very large pantry. Forth bedroom could be used as playroom or guest quarters. Close to shopping, parks and schools. New roof in 2011.

Agent Only Remarks
NO SIGN ON PROPERTY. Home warranty is through Landmark. Unpermitted carport enclosure was constructed in 1999. SPDS are under documents in MLS.

Showing & Company Information

Showing Instructions: CC or text to Agent, then go show!
Phone # to Show: **Seller Name:** Saul B. Elsasowich & E. J. R. Mar
MLSSAZ Lockbox: Yes **Seller Phone:**
Occupied By: Caretaker **Occupant Name:**
Gate Code:

	Name	Primary	Mobile	E-mail
List Agent	12346-Tessie M Repovsch Lic#: SA522847000	520-907-5440	520-907-5440	azremom@gmail.com
List Office	2458-Pusch Ridge Realty Lic#: CO536919000	520-620-0900		
Co-Agent	6618-Gary R Repovsch Lic#: BR021903000	520-907-0900	520-907-0900	garecpa@aol.com
Co-Office	2458-Pusch Ridge Realty Lic#: CO536919000	520-620-0900		

Subdivision & HOA

CC&Rs: **HOA Y/N:** **HOA Fees/Month:** 0 **Assessed:** **Age Restrictions:** No
Deed Restrictions: Yes **Green Valley Rec Y/N:** **HOA Recreation Fee:**
Assoc Fees Includes:
Association Amenities:
HOA Name/Phone: /

MLS#: 21629079	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 167,000 Sold Price: 167,000
Listing Information			
Terms:	Cash; Conventional; FHA; Submit All; VA	Original Price:	167,000
Submit With Offer:		Co-Op Fee:	3%
Property Disclosures:	Unknown	Variable Commission:	No
Home Protection Plan:	Plan By: Yes,	Selling Broker Bonus:	
Special Conditions:		Contingent:	
Offer by Owner:		Exclusive Agency:	
Offer by Investor:		Limited Service:	
Distressed Info:	None	Days on Market:	4
		Cumulative DOM:	4
Listing Date:	10/31/2016	Cancel Date:	
Contingent Date:	11/04/2016	Expiration Date:	
Pending Date:	12/29/2016	Fallthrough Date:	
Sold Date:	12/30/2016	Temp Off Market Date:	
		Off Market Date:	11/04/2016
		Status Change Date:	12/30/2016
Interior Features			
Living Areas:	Off Kitchen	Main Heating:	Forced Air - Gas
Extra Room:	Exercise Room; Studio	Main Cooling:	AC Central
Guest Facilities:	None	Water Heater:	
Dining Room:	Area	Green Features:	
Breakfast:	Eat-In	Interior Features:	Interior Steps Y/N: N; Split Bedroom Plan
Laundry:	Dryer; Room; Washer	Technology:	Cable TV
Kitchen Features:	Dishwasher; Garbage Disposal; Refrigerator; Oven	Window Coverings:	Stay
Floor Covering:	Ceramic Tile	Electric:	
Bathroom Features:		Accessibility Options:	Disability Adapted: No
# Fireplace-Type:	0-		
Location Fireplace:	None		
Exterior Features			
Fence:	Block	Security:	Bars
Roof:	Shingle	View:	None
Landscape - Front:	Low Care	Driveway:	
Landscape - Rear:	Low Care	Water:	Water Company
Patio/Deck:	Covered	Exterior Features:	
Pool:	None	Lot Features:	Subdivided Lots
Spa:	None	Gas:	
Garage/Carport Features:		Sewer:	Connected
RV Parking:	Space Available	Neighborhood Features:	None
Comments			
Status Comments			
Selling Comments			
New Construction			
Manufactured SFR Information			
Sold Information			
Sold Price:	167,000	Sold Date:	12/30/2016
Sold Price/SqFt.:	100.36	How Sold:	FHA
Sold Lot Price/SqFt.:	20.18	Seller Concessions:	5,010
		Seller Paid Repairs:	
Selling Agent:	Name	Primary	Mobile
	Dina Westermeyer	520-240-3828	520-240-3828
Co Selling Agent:	Carlos J Esquer	520-780-9371	
Selling Office:	Realty Executives Tucson Elite	520-877-4940	E-mail
			dinawestermeyer@comcast.net
			CarlosEsquer@realtyexecutives.com
			jeffmurtaugh@realtyexecutives.com

Listing 4 of 6

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Photos for MLS # 21629079 3340 W Wildwood Drive, Tucson, AZ 85741

\$167,000

Front View



Living Area off of kitchen



Kitchen looking into Living Area



Kitchen facing backyard



Updated Hall Bath



Updated Master bath



MLS # 21629079

3340 W Wildwood Drive, Tucson, AZ 85741

\$167,000

003



Washer/Dryer Incl



Backyard



Double gate into yard



Enclosed Arizona Room



AGENT DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21701364	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 149,900 Sold Price: 149,900
	Combined SqFt: 1,700	Area: Northwest	
	Main House SqFt: 1,700	Subdivision: Casas Adobes Park (1-93)	
	Guest House SqFt:	Community: None	
	Source of SqFt: Owner	Tax Code: 101-10-1020	
	Bedrooms: 3	Tax Year/Taxes: 2016 / 1,341.87	
	Total Baths (Full-1/2): 2 (2-0)	Assessments: 0	
	Lot Acres: 0.18	Method of Title: Fee (Simple)	
	Year Built: 1974	Range Min - Max: -	
	Stories: Single		
	Address: 6250 N Shannon Road, Tucson, AZ 85741		
County: Pima Country: USA Pima County GIS			
Legal Description: Casas Adobes Park Lot 88			
Directions: I-10 Frontage Rd to left on W Orange Grove Rd. Right on N Shannon Rd and left on W Via Del Santo. Turn left at the 1st cross street onto N Shannon Rd.			
# Garage 1	Construction Style Slump Block Ranch	Municipality/Zoning Pima County - CR3	School District Amphitheater
# Carport 0	Const. Status Existing	Elementary School Walker	Middle School La Cima
# of Covered Parking 1	Basement No	High School Amphitheater	Fire Protection Included in Taxes
T/R/S 13/ 13/ 9	Horse Property No	FEMA Flood Ins No	
Lot Dimensions Irregular	Horse Facilities No	Req	
Lot Acres 0.18	List \$/SqFt 88.18	Municipal Flood	
Lot Sq Ft 7,841	Lot Size \$/SqFt 19.12	Req	
Lot Size Source Assessor	Road Type Paved	Ownership	
	Road Maintenance		
Property Description			
Charming Vintage Home with lots of character waiting for your personal touches. Patio entry with decorative picket fence and one car garage. Spacious open floor plan with neutral tile floor, ceiling fans, large picture window, and window blinds. Newer triple-paned windows. The eat-in kitchen offers black/white appliances, tiled backsplash, and plenty of cabinets with hardware. Cozy fireplace and lots of natural light throughout. Arizona room with endless possibilities. Bonus Workshop & Storage area. Bring your imagination and creativity to make this home your own.			
Agent Only Remarks			
Estate Sale. SOLD AS IS. Buyer to verify square footage. No CLUE or SPDS available. Escrow has been started with Marika Nottingham at Title Security/Catalina Title. 520-577-8707 Any offers made after Friday at 5pm will be responded to by the following Monday at 5pm. Offers to hoffmangroup1@gmail.com Extra square footage was permitted.			
Showing & Company Information			
Showing Instructions Show and Sell!!			
Phone # to Show			
MLSSAZ Lockbox Yes		Seller Name	
Occupied By Vacant		Seller Phone	
Gate Code		Occupant Name	
List Agent Name 15629-Erica Hoffman Lic#: SA542029000	Primary 520-615-8428	Mobile 520-245-7438	E-mail hoffmangroup1@gmail.com
List Office 478306-Keller Williams Southern Arizona Lic#: LC635438005	520-615-8400		jvfrontdesk@kw495.com
Co-Agent 14401-Josh M Conzemius Lic#: SA533959000	520-440-1033	520-440-1033	joshconzemius@gmail.com
Co-Office 478306-Keller Williams Southern Arizona Lic#: LC635438005	520-615-8400		jvfrontdesk@kw495.com
Subdivision & HOA			
CC&Rs:	HOA Y/N:	HOA Fees/Month: 0	Assessed:
Deed Restrictions: Yes	Green Valley Rec Y/N:	HOA Recreation Fee:	Age Restrictions: No
Assoc Fees Includes:			
Association Amenities:			
HOA Name/Phone: /			

MLS#: 21701364	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 149,900 149,900	Sold Price:	
Listing Information					
Terms:	Cash; Conventional; FHA; VA	Original Price:	149,900		
Submit With Offer:		Co-Op Fee:	3%		
Property Disclosures:	Unknown	Variable Commission:	No		
Home Protection Plan:	Plan By: None,	Selling Broker Bonus:			
Special Conditions:		Contingent:			
Offer by Owner:		Exclusive Agency:			
Offer by Investor:		Limited Service:			
Distressed Info:	None	Days on Market:	3		
		Cumulative DOM:	3		
Listing Date:	01/13/2017	Cancel Date:		Temp Off Market Date:	
Contingent Date:	01/16/2017	Expiration Date:		Off Market Date: 01/16/2017	
Pending Date:	01/26/2017	Fallthrough Date:		Status Change Date: 02/01/2017	
Sold Date:	01/31/2017				
Interior Features					
Living Areas:	Family Room	Main Heating:	Forced Air - Gas		
Extra Room:	Arizona Room; Rec Room; Storage; Workshop	Main Cooling:	AC Central		
Guest Facilities:	None	Water Heater:			
Dining Room:	Area	Green Features:			
Breakfast:	Other: Area	Interior Features:	Interior Steps Y/N: N; Water Softener		
Laundry:	Room	Technology:	Cable TV		
Kitchen Features:	Dishwasher; Garbage Disposal; Refrigerator; Oven	Window Coverings:	Some		
Floor Covering:	Ceramic Tile	Electric:			
Bathroom Features:		Accessibility Options:	Disability Adapted: No		
# Fireplace-Type:	1-				
Location Fireplace:	Family Room				
Exterior Features					
Fence:	Wood	Security:	None		
Roof:	Rolled	View:	None		
Landscape - Front:	Low Care	Driveway:			
Landscape - Rear:	Low Care	Water:	Water Company		
Patio/Deck:	Covered	Exterior Features:			
Pool:	None	Lot Features:	Subdivided Lots		
Spa:	None	Gas:			
Garage/Carport Features:	Electric Door Opener	Sewer:	Connected		
RV Parking:	Space Available	Neighborhood Features:	None		
Comments					
Status Comments					
Selling Comments					
New Construction					
Manufactured SFR Information					
Sold Information					
Sold Price:	149,900	Sold Date:	01/31/2017	Seller Concessions:	693
Sold Price/SqFt.:	88.18	How Sold:	Cash	Seller Paid Repairs:	
Sold Lot Price/SqFt.:	19.12				
Selling Agent:	Name Taryn Tewksbury	Primary	520-256-5725	Mobile	520-256-5725
Co Selling Agent:				E-mail	taryntewksbury@gmail.com
Selling Office:	Coldwell Banker Residential Brokerage		520-577-7433		

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Photos for MLS # 21701364 6250 N Shannon Road, Tucson, AZ 85741

\$149,900

Shannon (2)



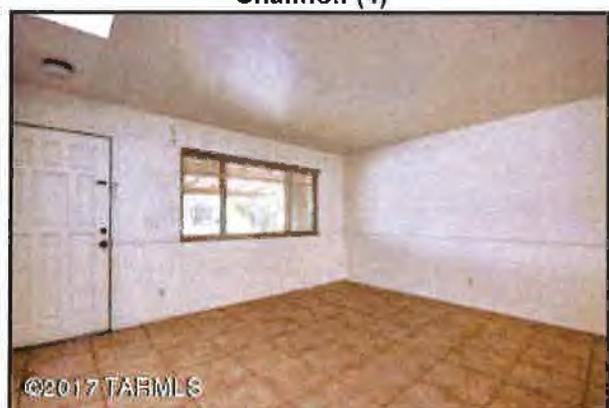
Shannon (1)



Shannon (3)



Shannon (4)



Shannon (6)



Shannon (8)



Shannon (9)



Shannon (10)



Shannon (5)



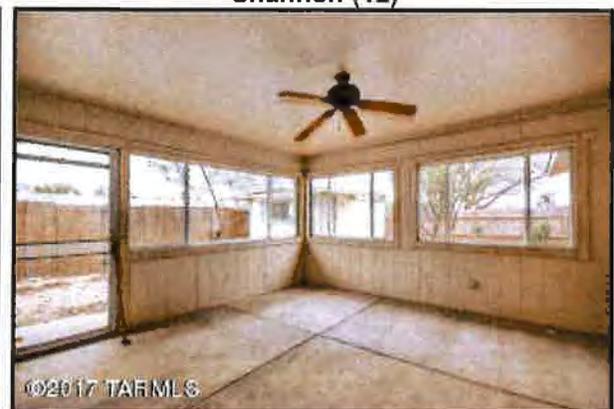
Shannon (7)



Shannon (11)



Shannon (12)



Shannon (13)



Shannon (14)



Shannon (15)



Shannon (16)



Shannon (17)



Shannon (18)



MLS # 21701364

6250 N Shannon Road, Tucson, AZ 85741

\$149,900

Shannon (19)



Shannon (20)



Shannon (21)



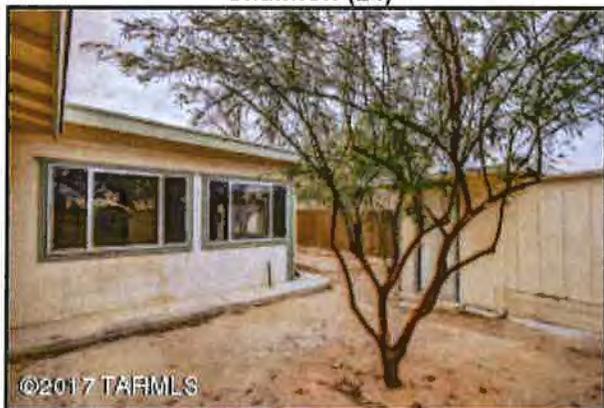
Shannon (22)



Shannon (23)



Shannon (24)



AGENT DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21716482	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 169,900 172,000	Sold Price:
	Combined SqFt: 1,636	Area: Northwest		
	Main House SqFt: 1,636	Subdivision: Wildwood Park (226-414)		
	Guest House SqFt:	Community: None		
	Source of SqFt: Assessor	Tax Code: 101-07-7590		
	Bedrooms: 3	Tax Year/Taxes: 2016 / 1,639.37		
	Total Baths (Full-1/2): 2 (2-0)	Assessments: 0		
	Lot Acres: 0.18	Method of Title: Fee (Simple)		
	Year Built: 1984	Range Min - Max: 169,900 - 174,900		
Stories: Single				
Address: 3329 W Bayleaf Drive, Tucson, AZ 85741				
County: Pima Country: USA Pima County GIS				
Legal Description: Wildwood Park Lot 350				
Directions: Orange Grove/Camino De La Tierra-South, Coriander-East, Ginger-South to Bayleaf				
# Garage	0	Construction Style	Other: Combo Ranch	Municipality/Zoning Pima County - CR3
# Carport	0	Const. Status	Existing	School District Flowing Wells
# of Covered Parking	0	Basement	No	Elementary School Hendricks
T/R/S	13/ 13/ 8	Horse Property	No	Middle School Flowing Wells
Lot Dimensions	unknown	Horse Facilities	No	High School Flowing Wells
Lot Acres	0.18	List \$/SqFt	103.85	Fire Protection Included in Taxes
Lot Sq Ft	4,931	Lot Size \$/SqFt	34.46	FEMA Flood Ins Req No
Lot Size Source	Assessor	Road Type	Paved	Municipal Flood Req No
		Road Maintenance		Ownership
Property Description				
Seller will accept or counter offers between \$169,900 - \$174,900. Wow! Talk about value! This home is in move-in condition. Home features 18" ceramic tile floors w/carpet in bedrooms, updated kitchen + bathrooms, cozy family room w/fireplace, 10x20 laundry/storage/hobby room. Additional features include a Commercial security system, 8 Camera w/ motion sensor video security with DVR, remote access Indoor/Outdoor Onkyo and Polk Audio internet music enabled sound system Smart home hub, Alexa-enabled w/ internet enabled thermostat. Awesome private backyard w/full length patio, ramada, 10x12 storage shed. Home backs onto Greenfield Day School. This home shows Pride of Ownership.				
Agent Only Remarks				
Showing & Company Information				
Showing Instructions	EZ Appointment with seller after 5:30 weekdays or anytime on weekends.			
Phone # to Show	5209091584	Seller Name	Scott Freiman	
MLSSAZ Lockbox	No	Seller Phone	5209091584	
Occupied By	Owner	Occupant Name		
Gate Code				
	Name	Primary	Mobile	E-mail
List Agent	10187-Rocco A Racioppo Lic#: SA508464000	520-850-9200		soldbyrocco@aol.com
List Office	478306-Keller Williams Southern Arizona Lic#: LC635438005	520-615-8400		jvfrontdesk@kw495.com
Co-Agent	30287-Michelle M Racioppo Lic#: SA642029000	520-977-3381		michellesells@kw.com
Co-Office	478306-Keller Williams Southern Arizona Lic#: LC635438005	520-615-8400		jvfrontdesk@kw495.com
Subdivision & HOA				
CC&Rs:	HOA Y/N:	HOA Fees/Month: 0	Assessed:	Age Restrictions: No
Deed Restrictions: Yes	Green Valley Rec Y/N:	HOA Recreation Fee:		
Assoc Fees Includes:				
Association Amenities:				
HOA Name/Phone: /				

MLS#: 21716482	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 169,900 172,000	Sold Price:
Listing Information				
Terms:	Cash; Conventional; FHA; VA	Original Price:	169,900	
Submit With Offer:		Co-Op Fee:	3	
Property Disclosures:	Unknown	Variable Commission:	No	
Home Protection Plan:	Plan By: None.	Selling Broker Bonus:		
Special Conditions:		Contingent:		
Offer by Owner:		Exclusive Agency:		
Offer by Investor:		Limited Service:		
Distressed Info:	None	Days on Market:	2	
		Cumulative DOM:	2	
Listing Date:	06/19/2017	Cancel Date:		
Contingent Date:	06/21/2017	Expiration Date:		
Pending Date:	08/01/2017	Fallthrough Date:		
Sold Date:	08/01/2017	Temp Off Market Date:		
		Off Market Date:	06/21/2017	
		Status Change Date:	08/02/2017	
Interior Features				
Living Areas:	Family Room	Main Heating:	Forced Air - Gas	
Extra Room:	Storage	Main Cooling:	AC Central	
Guest Facilities:	None	Water Heater:		
Dining Room:	Area	Green Features:		
Breakfast:	Other: Area	Interior Features:	Interior Steps Y/N: N	
Laundry:	Dryer; Room	Technology:	Alarm System; Cable TV	
Kitchen Features:	Dishwasher; Garbage Disposal; Refrigerator; Microwave; Oven	Window Coverings:	Stay	
Floor Covering:	Carpet; Ceramic Tile	Electric:		
Bathroom Features:		Accessibility Options:	Disability Adapted: No	
# Fireplace-Type:	1-			
Location Fireplace:	Family Room			
Exterior Features				
Fence:	Other: Combo	Security:	Alarm Installed	
Roof:	Built-Up - Reflect	View:	Sunset	
Landscape - Front:	Low Care	Driveway:		
Landscape - Rear:	Low Care	Water:	Water Company	
Patio/Deck:	Covered	Exterior Features:		
Pool:	None	Lot Features:	Subdivided Lots	
Spa:	None	Gas:		
Garage/Carport Features:		Sewer:	Connected	
RV Parking:	None	Neighborhood Features:	None	
Comments				
Status Comments				
Selling Comments				
New Construction				
Manufactured SFR Information				
Sold Information				
Sold Price:	172,000	Sold Date:	08/01/2017	
Sold Price/SqFt.:	105.13	How Sold:	FHA	
Sold Lot Price/SqFt.:	34.88	Seller Concessions:	0	
		Seller Paid Repairs:		
Selling Agent:	Name Richard Gonzales	Primary 520-977-4288	Mobile	E-mail thehatt@richardgonzales.com
Co Selling Agent:				
Selling Office:	Coldwell Banker Residential Brokerage	520-352-2700		sheila.dillon@azmoves.com

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Photos for MLS # 21716482 3329 W Bayleaf Drive, Tucson, AZ 85741

\$172,000

Street View



Front Yard



Entryway



Dining Area



Dining Area



Kitchen



MLS # 21716482

3329 W Bayleaf Drive, Tucson, AZ 85741

\$172,000

Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



MLS # 21716482

3329 W Bayleaf Drive, Tucson, AZ 85741

\$172,000

Family Room



Fireplace



Family Room



Family Room



Family Room



Master Bedroom



MLS # 21716482

3329 W Bayleaf Drive, Tucson, AZ 85741

\$172,000

Master Bedroom



Master Bath



Master Bath



Bedroom 2



Bedroom 2



Bedroom 2

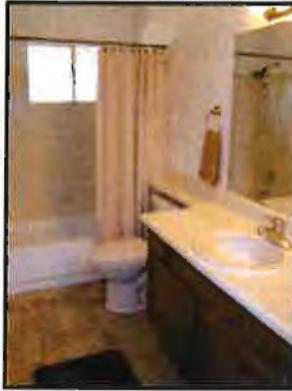


MLS # 21716482

3329 W Bayleaf Drive, Tucson, AZ 85741

\$172,000

Hall Bath



Bedroom 3



Bedroom 3



Ramada + Shed



Backyard



Backyard



MLS # 21716482

3329 W Bayleaf Drive, Tucson, AZ 85741

\$172,000

Backyard



Laundry Room



Full Length Patio



Full Length Patio



Backyard



Shed



MLS # 21716482

3329 W Bayleaf Drive, Tucson, AZ 85741

\$172,000

Ramada



Backyard



Backyard



Backyard



DSC01253



Backyard



EXHIBIT I - QUALIFICATIONS

BAKER, PETERSON, BAKER & ASSOCIATES, INC. serves a wide variety of clients in Arizona, providing real estate appraisal and consultation services relating both to commercial and to residential properties. We also provide a wide variety of appraisal services relating to right of way acquisitions for multiple government agencies across Arizona. These clients include governmental agencies, utility companies, right of way companies, attorneys, CPA's, banks, credit unions, developers, real estate brokers, corporate and legal professionals, and numerous individuals. More than forty years of such services are represented by those presently associated with the firm, which was founded in 1974.

THOMAS A. BAKER, MAI, SRA, is a principal of the Company, and specializes in valuation and consultation services related to commercial, income-producing, and residential properties. He is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 30139). He is a graduate of the University of Arizona, with a Master's Degree in Business Administration (MBA) with a specialty in Real Estate Finance. He holds the MAI and SRA Designations of the Appraisal Institute. He qualifies as an expert witness in United States District Court, the Superior Courts of Pima County, Maricopa County and Pinal County, and United States Bankruptcy Court. He is Past President of the Tucson Chapter of the Society of Real Estate Appraisers and is Past President of the Southern Arizona Chapter of the Appraisal Institute.

SARA R. BAKER, MAI, SRA, is a principal of the Company, and specializes in valuation and consultation services related to commercial, income-producing, and residential properties. She is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 31679). She holds the MAI and SRA Designations of the Appraisal Institute. She qualifies as an expert witness in the Superior Court of Pima County. She is a Past President of the Appraisal Institute, Southern Arizona Chapter. She graduated from Washington University in St. Louis with a Bachelor's Degree in Comparative Literature and earned a Master's Degree at the University of California at Los Angeles.

DAN F. ORLOWSKI is a staff appraiser specializing in valuation and consultation services related to commercial and income-producing properties. He is a Certified General Real Estate Appraiser in the State of Arizona (Certificate 32195). He graduated from San Diego State University with a Bachelor's Degree in Business Administration and also received a Master's Degree from the University of Phoenix in Accountancy.

TIM HALE is an appraiser trainee in commercial valuation. He graduated from Arizona State University with a Bachelor's Degree in Justice Studies.

ROBERT PARKER, SUSAN CLEVELAND, and ROBIN ELLER are production coordinators and support technicians.