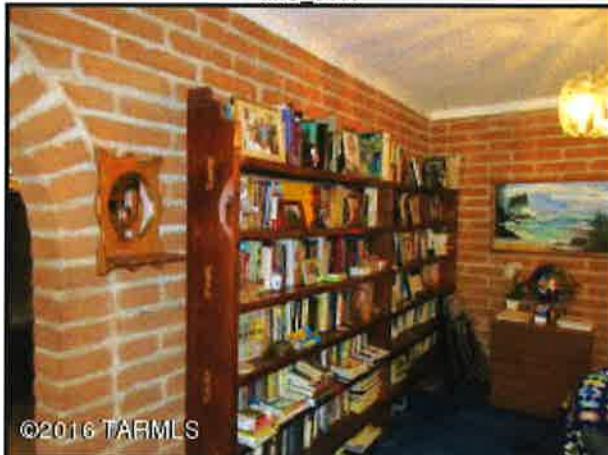


IMG_0419



©2016 TARMLS

YOU WILL LOVE THE CLASSIC BRICKWORK

IMG_0423



©2016 TARMLS

BRICK ARCHWAY LEADS TO DEN OR OFFICE

IMG_0422



©2016 TARMLS

FAMILY ROOM, MEDIA ROOM, EXERCISE ROOM... NAME IT!

IMG_0435



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VERY OPEN AND LARGE FORMAL LIVING ROOM

IMG_0426



©2016 TARMLS

LARGE FORMAL DINING ROOM, NEXT TO SPACIOUS LIVING RM

IMG_0433



©2016 TARMLS

60 PLUS FEET OF COVERED PATIO BORDERS THE POOL

IMG_0438



THE OTHER END OF THE LONG COVERED PATIO

IMG_0439



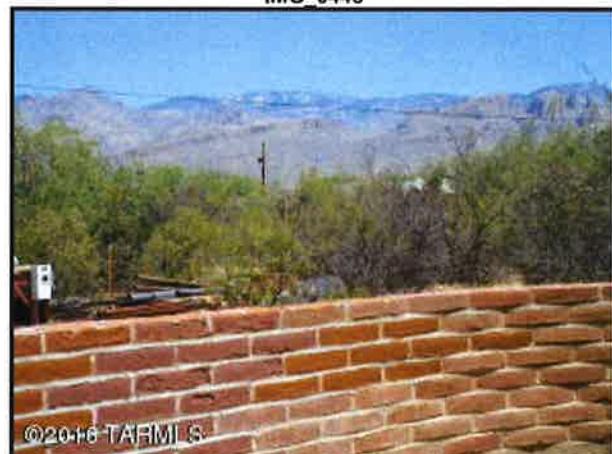
POOL IF FULLY FENCED WITH CLASSIC ADOBE BRICK WALL

IMG_0464



OUTSIDE THE WALL, TOWARDS THE CORRAL

IMG_0443



SWEET, LIVING WELL IN THE DESERT!!

IMG_0461



IT'S TRUE... WHAT YOU SEE REFLECTS HOW YOU FEEL

IMG_0451



2,000 SQ FT, AC, HEATED, INSULATED, HIGH CEILINGS

IMG_0456



©2016 TARMMLS

HIGH LOADING DOOR, 400 SQ FT COVERED PATIO

IMG_0455



©2016 TARMMLS

PATIO, MOUNTAIN VIEW..... PRETTY DARN NICE!!

IMG_0458



©2016 TARMMLS

SELLER DOES NOT CONVEY WITH THE PROPERTY

IMG_0459



©2016 TARMMLS

LARGE STORAGE SHED NEAR SHOP

IMG_0466



©2016 TARMMLS

LARGE STORAGE SHED AT THE CORRAL AND MARE MOTEL BARN

IMG_0467



©2016 TARMMLS

NICE SIZED OVAL ARENA/CORRAL

IMG_0471



EVEN THE HORSES HAVE A MOUNTAIN VIEW!

IMG_0472



6 STALL MARE MOTEL

IMG_0461



IT'S TRUE -- WHAT YOU SEE REFLECTS HOW YOU FEEL!

IMG_0450



3,000 SQ FT, 4 BD, 3 BTH, 3 ACRES, LIVING RM, FAMILY/DEN, POOL...WOW!!

AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21714145	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 349,900	Sold Price: 377,000		
	Combined SqFt: 3,171 Main House SqFt: 3,171 Guest House SqFt: Source of SqFt: Assessor Bedrooms: 3 Total Baths (Full-1/2): 3 (3-0) Lot Acres: 4.65 Year Built: 1965 Stories: Single	Comparable Only Listing: Area: Northeast Subdivision: Indian Hill (1-20) Community: None Tax Code: 114-52-0230 Tax Year/Taxes: 2016 / 4,186.49 Assessments: 33,152 Method of Title: Fee (Simple) Range Min - Max: -	No			
Address: 2820 N Santa Ana Lane, Tucson, AZ 85749						
County: Pima Country: USA Pima County GIS						
Legal Description: From Parcel:001010010 /Indian Hill Lot 19 Exc E80' Of N80' Of S192' (11527/819)						
Directions: EAST ON CATALINA HWY FROM TANQUE VERDE, SOUTH ON MORRILL WAY, SOUTH ON SANTA ANA LANE, HOUSE WILL BE ON EAST SIDE OF STREET.						
# Garage	2	Construction	Burnt Adobe	Municipality/Zoning Tucson - SR		
# Carport	2	Style	Territorial	School District TUSD		
# of Covered Parking	4	Const. Status	Existing	Elementary School Van Buskirk		
T/R/S	13/ 15/ 34	Basement	No	Middle School Magee		
Lot Dimensions	unknown	Horse Property	Yes	High School Sabino		
Lot Acres	4.65	Horse Facilities	Yes	Fire Protection None		
Lot Sq Ft	202,553	List \$/SqFt	110.34	FEMA Flood Ins Req TBD		
Lot Size Source	Assessor	Lot Size \$/SqFt	1.73	Municipal Flood Req		
		Road Type		Ownership		
		Road Maintenance				
Property Description						
GREAT PROPERTY WITH UNBELIEVABLE VIEWS. THIS IS ONE OF A KIND PROPERTY THAT NEEDS SOME TLC. THE PROPERTY HAS SO MUCH POTENTIAL, AND BEING ON 4+ ACRES YOU CAN'T FIND THIS ANYWHERE!						
Agent Only Remarks						
"MULTIPLE OFFERS RECEIVED*** THE SELLER WILL NOT BE PROVIDING THE CLUE REPORT AS SELLER HAS NEVER LIVED IN THE PROPERTY. SELLER WILL PROVIDE LIMITED SPDS, AND BUYER TO VERIFY ALL FIGURES AND FACTS. PLEASE USE KATIE SMITH WITH LAWYER'S TITLE - 480-545-4633 / KATIESMITH@LTIC.COM						
Showing & Company Information						
Showing Instructions Please use agent lockbox.						
Phone # to Show		Seller Name	Client of MHG			
MLSSAZ Lockbox	Yes	Seller Phone				
Occupied By	Vacant	Occupant Name				
Gate Code						
	Name		Primary	Mobile		
List Agent	31213-Tara T Walcott Lic#: SA554069000		602-540-6717	taras4group@gmail.com		
List Office	4275-My Home Group Real Estate, LLC Lic#: LC562698000		480-315-8019	larry@myhomegroup.com		
Co-Agent	- Lic#:					
Co-Office	- Lic#:					
Subdivision, HOA & Deed Restrictions						
CC&Rs:	HOA Fees/Month: 0	Green Valley Rec:	Age Restrictions: No			
HOA:	HOA Payment Freq:		Deed Restrictions: No			
	HOA Recreation Fee:					
Assoc Fees Includes:						
Association Amenities:						

MLS#: 21714145	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 349,900	Sold Price: 377,000
Listing Information				
Terms:	Cash; Conventional	Original Price:	349,900	
Submit With Offer:		Co-Op Fee:	3.0	
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:	4	
		Cumulative DOM:	4	
Listing Date:	05/25/2017	Cancel Date:		Temp Off Market Date:
Contingent Date:	05/29/2017	Expiration Date:		Off Market Date: 05/29/2017
Pending Date:	06/16/2017	Fallthrough Date:		Status Change Date: 06/29/2017
Sold Date:	06/28/2017			
Interior Features				
Living Areas:	Family Room	Main Heating:	Forced Air - Gas	
Extra Room:	Arizona Room; Den; Workshop	Main Cooling:	AC Central; Evap Central	
Guest Facilities:	None	Water Heater:		
Dining Room:	Formal	Green Features:		
Breakfast:	Eat-In	Interior Features:	Interior Steps Y/N: N	
Laundry:		Technology:	Cable TV	
Kitchen Features:	Dishwasher; Garbage Disposal; Refrigerator; Microwave; Oven	Window Coverings:	Some	
Floor Covering:	Carpet; Ceramic Tile	Electric:		
Bathroom Features:		Accessibility Options:	Disability Adapted: No	
# Fireplace-Type:	3-			
Location Fireplace:	Family Room; Living Room			
Exterior Features				
Fence:	Block	Security:	Bars	
Roof:	Built-Up - Reflect	View:		
Landscape - Front:	Natural Desert	Driveway:		
Landscape - Rear:	Natural Desert	Water:	City	
Patio/Deck:	Paver	Exterior Features:		
Pool:	None	Lot Features:		
Spa:	None	Gas:		
Garage/Carport Features:		Sewer:	Septic	
RV Parking:	Space Available	Neighborhood Features:	None	
Comments				
Status Comments				
Selling Comments				
New Construction				
Manufactured SFR Information				
Sold Information				
Sold Price:	377,000	Sold Date:	06/28/2017	Seller Concessions: 6,000
Sold Price/SqFt.:	118.89	How Sold:	Conventional	Seller Paid Repairs:
Sold Lot Price/SqFt.:	1.86			
Selling Agent:	Name Justin James Mindes	Primary 520-906-3233	Mobile 520-906-3233	E-mail justin@ilovetucson.com
Co Selling Agent:				
Selling Office:	Long Realty Company	520-825-7227		kcwoods@longrealty.com

Listing 4 of 6

October 01, 2018

Page 2 of 2

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Photos for MLS # 21714145

2820 N Santa Ana Lane, Tucson, AZ 85749

\$377,000

Front 2



Front



Front 4



Front 3



Foyer



Arizona Room 2



Arizona Room



©2017 TARMLS

Bathroom 2



©2017 TARMLS

Bathroom 3



©2017 TARMLS

Bedroom 3



©2017 TARMLS

Deals in Progress



©2017 TARMLS

Dining



©2017 TARMLS

Family 2



©2017 TARMMLS

Family



©2017 TARMMLS

Living 1



©2017 TARMMLS

Living 2



©2017 TARMMLS

Living View 2



©2017 TARMMLS

Living View 3



©2017 TARMMLS

Living View



©2017 TARMMLS

Kitchen 2



©2017 TARMMLS

Kitchen



©2017 TARMMLS

Hallway



©2017 TARMMLS

Laundry Room 2



©2017 TARMMLS

Master Bed



©2017 TARMMLS

Master Bath 2



©2017 TARMMLS

Master Bath 3



©2017 TARMMLS

Master Bath 4



©2017 TARMMLS

Master Bath



©2017 TARMMLS

Laundry Room



©2017 TARMMLS

Garage 1



©2017 TARMMLS

Garage 2



Garage 3



Dogrun



Courtyard Rear 2



Courtyard Rear



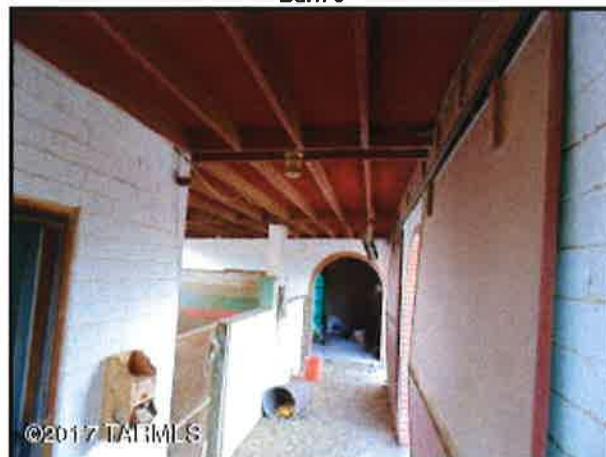
Barn 8



Barn 6



Barn 5



Barn 7



Barn 4



Barn 3



Barn 2



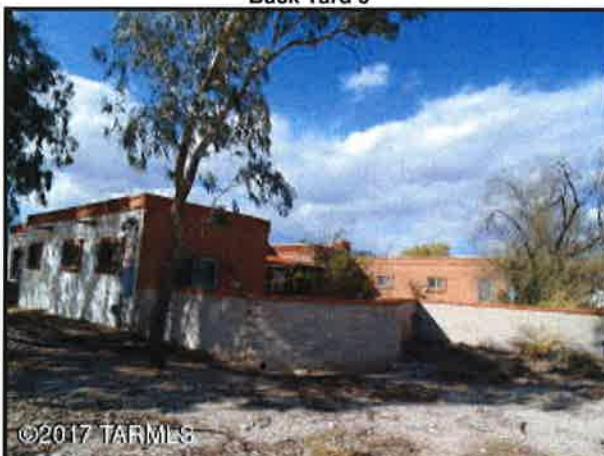
Back Yard 2



Barn 1



Back Yard 3



Back Yard 1



Workshop 1



AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21723959	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 399,000	Sold Price: 409,000
	Combined SqFt: 3,439 Main House SqFt: 3,439 Guest House SqFt: Source of SqFt: Assessor Bedrooms: 5 Total Baths (Full-1/2): 3 (3-0) Lot Acres: 3.06 Year Built: 1993 Stories: Single	Comparable Only Listing: Area: Northeast Subdivision: Agua Caliente Ranch Estates (1-46) Community: None Tax Code: 205-35-046A Tax Year/Taxes: 2016 / 4,874.13 Assessments: 0 Method of Title: Fee (Simple) Range Min - Max: 399,000 - 425,000	No	
Address: 12130 E Roger Road, Tucson, AZ 85749				
County: Pima Country: USA Pima County GIS				
Legal Description: Agua Caliente Estates Lot 31 Exc N 25'				
Directions: Tanque Verde E to Soldier Trail, N to Roger Rd, E to address, on left				
# Garage	3	Construction	Frame Stucco	Municipality/Zoning
# Carport	0	Style	Santa Fe	Tucson - SR
# of Covered Parking	3	Const. Status	Existing	School District
T/R/S	13/ 16/ 29	Basement	No	Tanque Verde
Lot Dimensions	unknown	Horse Property	No	Elementary School
Lot Acres	3.06	Horse Facilities	No	Middle School
Lot Sq Ft	133,293	List \$/SqFt	116.02	High School
Lot Size Source	Assessor	Lot Size \$/SqFt	2.99	Fire Protection
		Road Type	Paved	FEMA Flood Ins Req
		Road Maintenance	City	Municipal Flood Req
				Ownership
Property Description				
Horse property just down the street from Agua Caliente Park. Over 3 acres for this private 5 bed and 3 bath santa fe style home. 3 car garage. Home needs some work. Owner/agent. Range price from \$399,000 to \$425,000.				
Agent Only Remarks				
Seller is owner/agent Please escrow with Tina Bradley / Pioneer Title as seller has hold open policy. Sale is "as-is, where-is". Please submit offers to BOTH gusmaughan@yahoo.com AND hcobaron@gmail.com.				
Showing & Company Information				
Showing Instructions	KS- Go Show			
Phone # to Show				
MLSSAZ Lockbox	Yes			Seller Name
Occupied By	Vacant			Seller Phone
Gate Code				Occupant Name
Name				
List Agent	16210-Gus Maughan Lic#: BR546156000	Primary		E-mail
List Office	5948-Peak Realty Investments Lic#: LC663536000	+1 520-279-7831		gusmaughan@yahoo.com
Co-Agent	15366-Heather Baron Lic#: SA534755000	520-447-7995		gusmaughan@yahoo.com
Co-Office	5948-Peak Realty Investments Lic#: LC663536000	520-235-7487	520-235-7487	hcobaron@gmail.com
		520-447-7995		gusmaughan@yahoo.com
Subdivision, HOA & Deed Restrictions				
CC&Rs:	HOA Fees/Month:	Green Valley Rec:		Age Restrictions: No
HOA:	No	HOA Payment Freq:		Deed Restrictions: Yes
		HOA Recreation Fee:		
Assoc Fees Includes:				
Association Amenities:				

Listing 5 of 6

October 01, 2018

Page 1 of 2

MLS#: 21723959 Dwelling Type: Residential/Single Family Residence		Status: Closed List Price: 399,000 Sold Price: 409,000
Listing Information		
Terms:	Cash; Conventional; Submit All	Original Price: 399,000
Submit With Offer:	AS-IS Addendum; Earnest Check	Co-Op Fee: 3%
Property Disclosures:	Unknown	Variable Commission: No
Home Protection Plan:	Offered: No, No	Selling Broker Bonus:
Special Conditions:	Property Sold As-Is; None	Contingent:
Offer by Owner:		Exclusive Agency:
Offer by Investor:		Limited Service: No
Distressed Info:	None	Days on Market: 8
Listing Date:	09/12/2017	Cumulative DOM: 8
Contingent Date:	09/20/2017	
Pending Date:	09/30/2017	
Sold Date:	10/02/2017	
Cancel Date:		Temp Off Market Date:
Expiration Date:		Off Market Date: 09/20/2017
Fallthrough Date:		Status Change Date: 10/04/2017
Interior Features		
Living Areas:	Great Room; Living Room	Main Heating: Forced Air - Gas
Extra Room:	Arizona Room; Storage	Main Cooling: AC Zoned
Guest Facilities:	None	Water Heater: Natural Gas
Dining Room:	Formal	Green Features:
Breakfast:	Bar	Interior Features: Interior Steps Y/N: N
Laundry:	Room	Technology: Telephone
Kitchen Features:	Breakfast Bar	Window Coverings: None
Floor Covering:	Ceramic Tile; Natural Stone	Electric: Electric Company: tpe
Bathroom Features:	Dual Sinks/Master; Shower Only/Master; Bidet	Accessibility Options: None
# Fireplace-Type:	1-Bee Hive	
Location Fireplace:	Master Bedroom	
Exterior Features		
Fence:	Chain Link	Security: None
Roof:	Built-Up	View: Mountain; Sunset
Landscape - Front:	Natural Desert	Driveway: Paved: Gravel
Landscape - Rear:	Natural Desert	Water: City
Patio/Deck:	Covered	Exterior Features: None
Pool:	None	Lot Features: North/South Exposure
Spa:	None	Gas: Natural
Garage/Carport Features:	Attached Garage/Carport; Electric Door Opener; Separate Storage Area	Sewer: Septic
RV Parking:	None	Neighborhood Features: Horses Allowed
Comments		
Status Comments		
Selling Comments		
New Construction		
Manufactured SFR Information		
Sold Information		
Sold Price:	409,000	Sold Date: 10/02/2017
Sold Price/SqFt.:	118.93	How Sold: Cash
Sold Lot Price/SqFt.:	3.07	Seller Concessions: 0
Selling Agent:	Name Debra Quadt	Seller Paid Repairs:
Co Selling Agent:		
Selling Office:	Realty Executives Tucson Elite	520-877-4940
jeffmurtaugh@realtyexecutives.com		

Listing 5 of 6

October 01, 2018

Page 2 of 2

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Photos for MLS # 21723959

12130 E Roger Road, Tucson, AZ 85749

\$409,000**Front**

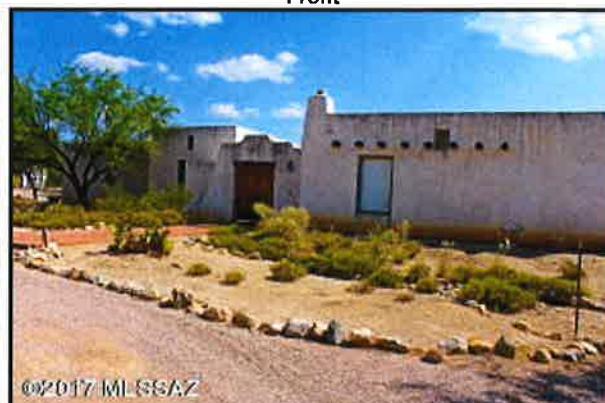
©2017 MLSSAZ

Front

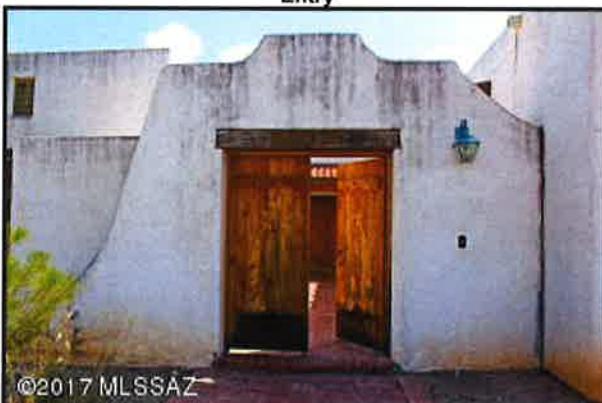
©2017 MLSSAZ

3 car garage

©2017 MLSSAZ

Front

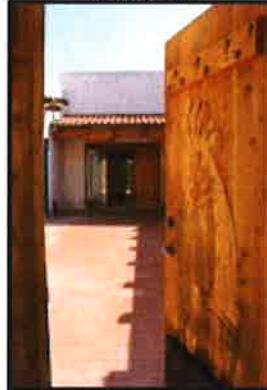
©2017 MLSSAZ

Entry

©2017 MLSSAZ

Carved entry doors

Entry patio



Entrance



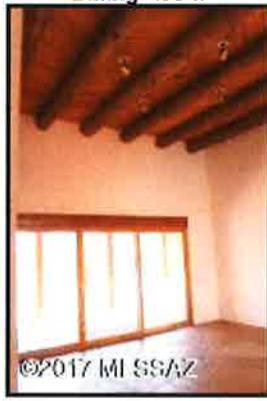
Entry patio



Dining/Entry room



Dining Room



Living room



Living room



Kitchen



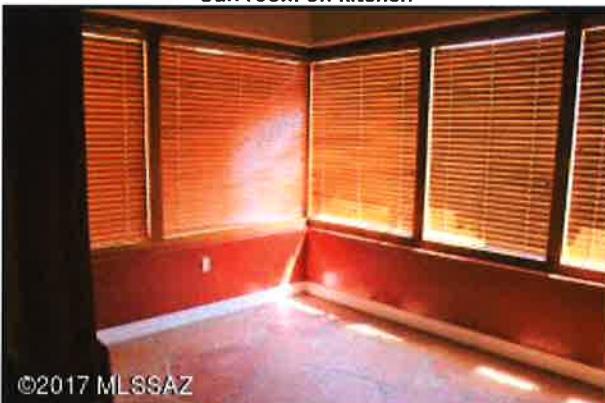
Kitchen



Great room off kitchen



Sun room off kitchen



Laundry room



Etched glass



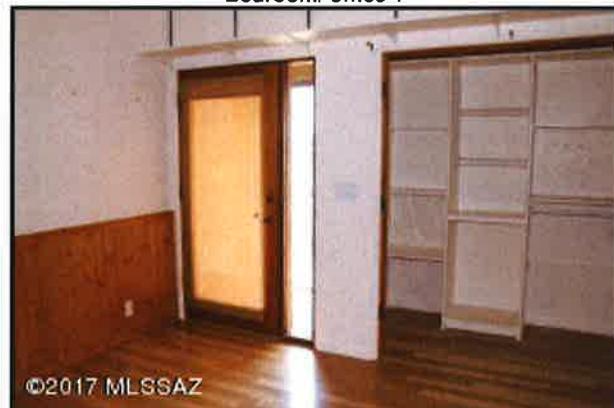
Bedroom/Office 1



Bedroom/office 1



Bedroom/ office 1



Bedroom/office 2



Master Bed doors



Master bedroom



©2017 MLSSAZ

Master bedroom



©2017 MLSSAZ

master bed view



Master bath



©2017 MLSSAZ

Master closet



©2017 MLSSAZ

Master bath



©2017 MLSSAZ

Master bath



Master bath



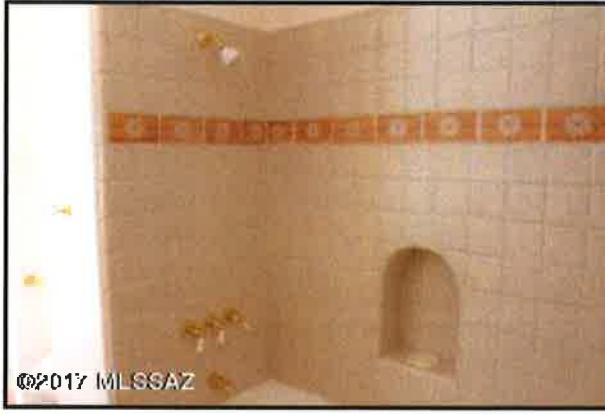
Hall bath



Hall bath



Bedroom area bath



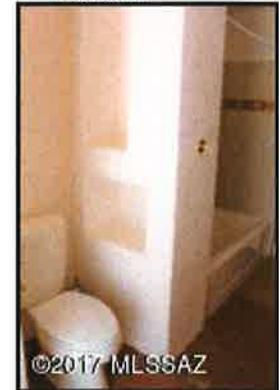
Bedroom area bath



Bedroom area bath



Bedroom area bath



Dining room patio



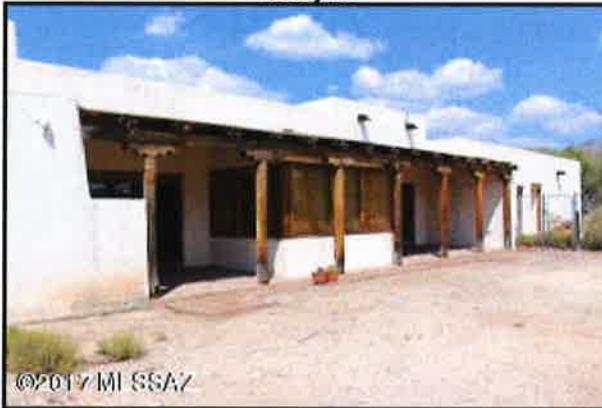
©2017 MLSSAZ

Patio off great room



©2017 MLSSAZ

Back yard



©2017 MLSSAZ

Storage off garage



©2017 MLSSAZ

3 car garage



©2017 MLSSAZ

3 car garage



©2017 MLSSAZ

Views



Agua Caliente Park across street



Agua Caliente Park



©2017 MLSSAZ

AGENT FULL DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21727677	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 307,500	Sold Price: 307,500																																																		
	Combined SqFt: 3,069 Main House SqFt: 3,069 Guest House SqFt: Source of SqFt: Assessor Bedrooms: 4 Total Baths (Full-1/2): 2 (2-0) Lot Acres: 3.73 Year Built: 1972 Stories: Single	Comparable Only Listing: Area: Northeast Subdivision: N/A Community: None Tax Code: 114-27-4210 Tax Year/Taxes: 2016 / 5,252.36 Assessments: 0 Method of Title: Fee (Simple) Range Min - Max: -	No Northeast N/A None 114-27-4210 2016 / 5,252.36 0 Fee (Simple) -																																																			
Address: 3730 N Pellegrino Drive, Tucson, AZ 85749 County: Pima Country: USA Pima County GIS																																																						
Legal Description: IRREG PCL IN SE4 NE4 H 3.96 AC SEC 27-13-15 Directions: From Harrison/Catalina Hwy, North on Harrison. West on Wasatch, North on Pellegrino to address.																																																						
<table> <tr> <td># Garage</td><td>2</td><td>Construction</td><td>Slump Block</td><td>Municipality/Zoning</td></tr> <tr> <td># Carport</td><td>2</td><td>Style</td><td>Ranch</td><td>School District</td></tr> <tr> <td># of Covered Parking</td><td>4</td><td>Const. Status</td><td>Existing</td><td>Elementary School</td></tr> <tr> <td>T/R/S</td><td>13/ 15/ 27</td><td>Basement</td><td>No</td><td>Middle School</td></tr> <tr> <td>Lot Dimensions</td><td>Irregular</td><td>Horse Property</td><td>No</td><td>High School</td></tr> <tr> <td>Lot Acres</td><td>3.73</td><td>Horse Facilities</td><td>No</td><td>Fire Protection</td></tr> <tr> <td>Lot Sq Ft</td><td>162,366</td><td>List \$/SqFt</td><td>100.2</td><td>FEMA Flood Ins Req</td></tr> <tr> <td>Lot Size Source</td><td>Assessor</td><td>Lot Size \$/SqFt</td><td>1.89</td><td>Municipal Flood Req</td></tr> <tr> <td></td><td></td><td>Road Type</td><td>Paved</td><td>Ownership</td></tr> <tr> <td></td><td></td><td>Road Maintenance</td><td>County</td><td>Pima County - SR</td></tr> </table>					# Garage	2	Construction	Slump Block	Municipality/Zoning	# Carport	2	Style	Ranch	School District	# of Covered Parking	4	Const. Status	Existing	Elementary School	T/R/S	13/ 15/ 27	Basement	No	Middle School	Lot Dimensions	Irregular	Horse Property	No	High School	Lot Acres	3.73	Horse Facilities	No	Fire Protection	Lot Sq Ft	162,366	List \$/SqFt	100.2	FEMA Flood Ins Req	Lot Size Source	Assessor	Lot Size \$/SqFt	1.89	Municipal Flood Req			Road Type	Paved	Ownership			Road Maintenance	County	Pima County - SR
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# Carport	2	Style	Ranch	School District																																																		
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		Road Type	Paved	Ownership																																																		
		Road Maintenance	County	Pima County - SR																																																		
Property Description Great custom built home on Northeast side. Agent Only Remarks For info/offers contact K Watanabe at (520) 403-7703 or offers@propertypartnersaz.com .																																																						
Showing & Company Information Showing Instructions Call LA to show. Phone # to Show MLSSAZ Lockbox No Occupied By Owner Gate Code <table> <tr> <td>Name</td> <td>Primary</td> <td>Mobile</td> <td>E-mail</td> </tr> <tr> <td>List Agent 22275-Kaukaha S Watanabe Lic#:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>List Office 495201-eXp Realty Lic#: LC634213005</td> <td>520-885-9000</td> <td></td> <td>jim.nuth@exprealty.com</td> </tr> <tr> <td>Co-Agent - Lic#:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Co-Office - Lic#:</td> <td></td> <td></td> <td></td> </tr> </table>					Name	Primary	Mobile	E-mail	List Agent 22275-Kaukaha S Watanabe Lic#:				List Office 495201-eXp Realty Lic#: LC634213005	520-885-9000		jim.nuth@exprealty.com	Co-Agent - Lic#:				Co-Office - Lic#:																																	
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Co-Agent - Lic#:																																																						
Co-Office - Lic#:																																																						
Subdivision, HOA & Deed Restrictions CC&Rs: No HOA Fees/Month: HOA: No HOA Payment Freq: HOA Recreation Fee: <table> <tr> <td>Green Valley Rec:</td> <td>Age Restrictions: No</td> </tr> <tr> <td></td> <td>Deed Restrictions: Yes</td> </tr> </table>					Green Valley Rec:	Age Restrictions: No		Deed Restrictions: Yes																																														
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	Deed Restrictions: Yes																																																					
Assoc Fees Includes: Association Amenities:																																																						

MLS#: 21727677	Dwelling Type: Residential/Single Family Residence	Status: Closed	List Price: 307,500	Sold Price: 307,500
Listing Information				
Terms:	Cash; Conventional; FHA; VA	Original Price:	307,500	
Submit With Offer:	Loan Pre-Qual; Proof of Funds; Residential Contract; Digital Signatures: Yes	Co-Op Fee:	3%	
Property Disclosures:	Unknown	Variable Commission:	No	
Home Protection Plan:	Offered: No, No	Selling Broker Bonus:		
Special Conditions:	None	Contingent:		
Offer by Owner:		Exclusive Agency:		
Offer by Investor:		Limited Service:	No	
Distressed Info:	None	Days on Market:	27	
Listing Date:	09/27/2017	Temp Off Market Date:		
Contingent Date:	10/24/2017	Off Market Date:	10/24/2017	
Pending Date:	12/25/2017	Status Change Date:	01/04/2018	
Sold Date:	12/28/2017			
Interior Features				
Living Areas:	Family Room	Main Heating:	Forced Air - Gas	
Extra Room:	None	Main Cooling:	AC Central	
Guest Facilities:	None	Water Heater:	Natural Gas	
Dining Room:	Formal	Green Features:		
Breakfast:	Eat-In	Interior Features:	Interior Steps Y/N: N	
Laundry:	Room	Technology:	Cable TV	
Kitchen Features:	Dishwasher; Electric Range; Oven: Standard	Window Coverings:	None	
Floor Covering:	Carpet; Ceramic Tile	Electric:	Electric Company: TEP	
Bathroom Features:	Shower & Tub/Master; Shower & Tub/Hall	Accessibility Options:	None	
# Fireplace-Type:	2-See Remarks			
Location Fireplace:	Family Room; Living Room			
Exterior Features				
Fence:	Block	Security:	None	
Roof:	Built-Up - Reflect	View:	Mountain	
Landscape - Front:	Low Care	Driveway:	To Property Line	
Landscape - Rear:	Low Care	Water:	City	
Patio/Deck:	Covered	Exterior Features:	None	
Pool:	Conventional	Lot Features:	East/West Exposure	
Spa:	Conventional	Gas:	Natural	
Garage/Carport Features:	Detached	Sewer:	Septic	
RV Parking:	Short Term	Neighborhood Features:	None	
Comments				
Status Comments				
Selling Comments				
New Construction				
Manufactured SFR Information				
Sold Information				
Sold Price:	307,500	Sold Date:	12/28/2017	Seller Concessions: 0
Sold Price/SqFt.:	100.2	How Sold:	Cash	Seller Paid Repairs:
Sold Lot Price/SqFt.:	1.89			
Selling Agent:	Name Bradford G Kublin	Primary	Mobile	E-mail
Co Selling Agent:				
Selling Office:	eXp Realty	520-885-9000		jim.nuth@exprealty.com

Listing 6 of 6

October 01, 2018

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Photos for MLS # 21727677**3730 N Pellegrino Drive, Tucson, AZ 85749****\$307,500****3730 N Pellegrino**

EXHIBIT O - 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.

EDDIE VANTURE is an appraiser trainee in commercial valuation. He graduated with an undergraduate degree from The University of Arizona and obtained an MBA from The University of Texas at Austin.

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