

**Master reading nook w/Mtn view****Large master****Dual closets in Master****Dual Vanities in Master****Low care everywhere!****Floor to ceiling pantry, Landry Rm**

**Back yard fenced dog run, dog house**

fenced-in play area for kids or pets on the west side of the house

**Oversize 2-car garage****2-car attached garage**

Grey door to the house. White door to the workshop-3rd garage.

**Another view**

Oversized garage, length and width.


**Beautiful natural descertscape****36' Horse corral or exercise pen**

Located on the west side of the property, property line is another 100" feet west of corral.



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

<b>MLS#:</b> 21603967		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed		<b>List Price:</b> 335,000		<b>Sold Price:</b> 347,000	
-----------------------	--	-----------------------------------------------------------	--	-----------------------	--	----------------------------	--	----------------------------	--



©2016 TARMLS

<b>Combined SqFt:</b> 3,302 <b>Main House SqFt:</b> 3,302 <b>Guest House SqFt:</b> <b>Source of SqFt:</b> Assessor <b>Bedrooms:</b> 5 <b>Total Baths (Full-1/2):</b> 3 (3-0) <b>Lot Acres:</b> 3.41 <b>Year Built:</b> 1978 <b>Stories:</b> Single	<b>Area:</b> Northeast <b>Subdivision:</b> Ranchitos De Los Saguaros (1-21) <b>Community:</b> None <b>Tax Code:</b> 114-06-0290 <b>Tax Year/Taxes:</b> 2015 / 4,125.73 <b>Assessments:</b> 0 <b>Method of Title:</b> Fee (Simple) <b>Range Min - Max:</b> 335,000 - 350,000
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Address:** 10450 E Plumeria Road, Tucson, AZ 85749  
**County:** Pima **Country:** USA [Pima County GIS](#)  
**Legal Description:** Ranchitos De Los DSaguaros Lot 18  
**Directions:** Tanque Verde/Catalina Highway - NE. Houghton Rd - North. Snyder - East. Avenida De La Colina - North. Plumeria - East to property on south side of road

<b># Garage</b>	3	<b>Construction</b>	Burnt Adobe	<b>Municipality/Zoning</b>	Pima County - SR
<b># Carport</b>	0	<b>Style</b>	Ranch	<b>School District</b>	Tanque Verde
<b># of Covered Parking</b>	3	<b>Const. Status</b>	Existing	<b>Elementary School</b>	Agua Caliente
<b>T/R/S</b>	13/ 15/ 13	<b>Basement</b>	No	<b>Middle School</b>	Emily Gray
<b>Lot Dimensions</b>	380x380	<b>Horse Property</b>	Yes	<b>High School</b>	Tanque Verde
<b>Lot Acres</b>	3.41	<b>Horse Facilities</b>	No	<b>Fire Protection</b>	None
<b>Lot Sq Ft</b>	148,539	<b>List \$/SqFt</b>	101.45	<b>FEMA Flood Ins Req</b>	No
<b>Lot Size Source</b>	Assessor	<b>Lot Size \$/SqFt</b>	2.26	<b>Municipal Flood Req</b>	
		<b>Road Type</b>	Paved	<b>Ownership</b>	
		<b>Road Maintenance</b>			

**Property Description**  
Huge price reduction!!! \$70000 less then original asking price!!!This one has it all and more! On almost 3.5 acres horse property, 5 bdrms, 3baths, spacious, fabulous views. Wildlife galore,evening star gazing,holiday fireworks, quiet end of road.Can easily accommodate extended family needs. Plumbed and wired in guest quarters for kitchenette. Permitted 3 car garage, 2 storage sheds. Near AZ National Golf Course and Aqua Caliente Park. Zoned HVAC. Plenty of room for pool...there use to be one but filled in. It's ready for you to make it yours!!

**Agent Only Remarks**  
Seller will consider all offers between \$335000 - \$350000.Sold "AS-IS". French doors in guest quarters have been replaced. No SPDS - seller never lived in house. Out of town Seller please leave 48 hrs for response. Please escrow Title Security/Signature Title, Gretchen Cochran,6390 E Tanque Verde, 618-7417 gretchen.cochran@titlesecurity.com

**Showing & Company Information**

<b>Showing Instructions</b> Lockbox...please go show!!!	
<b>Phone # to Show</b>	
<b>MLSSAZ Lockbox</b> Yes	<b>Seller Name</b>
<b>Occupied By</b> Caretaker	<b>Seller Phone</b>
<b>Gate Code</b>	<b>Occupant Name</b>

<b>List Agent</b> Name	<b>Primary</b>	<b>Mobile</b>	<b>E-mail</b>
<b>List Office</b> 11592-Sherry Conant Lic#:			
<b>Co-Agent</b> 498301-Reality Executives Tucson Elite Lic#: LC640973001	520-456-2961		<a href="mailto:jeffmurtaugh@realtylexecutives.com">jeffmurtaugh@realtylexecutives.com</a>
<b>Co-Office</b> - Lic#:			

**Subdivision, HOA & Deed Restrictions**

<b>CC&amp;Rs:</b>	<b>HOA Fees/Month:</b> 0	<b>Green Valley Rec:</b>	<b>Age Restrictions:</b> No
<b>HOA:</b>	<b>HOA Payment Freq:</b>		<b>Deed Restrictions:</b> Yes
	<b>HOA Recreation Fee:</b>		

**Assoc Fees Includes:**  
**Association Amenities:**

<b>MLS#:</b> 21603967		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed	<b>List Price:</b> 335,000	<b>Sold Price:</b> 347,000
-----------------------	--	-----------------------------------------------------------	--	-----------------------	----------------------------	----------------------------

<b>Listing Information</b>			
<b>Terms:</b> Cash; Conventional; Submit All		<b>Original Price:</b> 445,000	
<b>Submit With Offer:</b>		<b>Co-Op Fee:</b> 2.5%	
<b>Property Disclosures:</b>		<b>Variable Commission:</b> Yes	
<b>Home Protection Plan:</b> Plan By: none,		<b>Selling Broker Bonus:</b>	
<b>Special Conditions:</b>		<b>Contingent:</b>	
<b>Offer by Owner:</b>		<b>Exclusive Agency:</b>	
<b>Offer by Investor:</b>		<b>Limited Service:</b>	
<b>Distressed Info:</b> None		<b>Days on Market:</b> 227	
		<b>Cumulative DOM:</b> 227	
<b>Listing Date:</b> 02/06/2016	<b>Cancel Date:</b>	<b>Temp Off Market Date:</b>	
<b>Contingent Date:</b> 09/28/2016	<b>Expiration Date:</b>	<b>Off Market Date:</b> 09/28/2016	
<b>Pending Date:</b> 10/26/2016	<b>Fallthrough Date:</b>	<b>Status Change Date:</b> 11/04/2016	
<b>Sold Date:</b> 11/04/2016			

<b>Interior Features</b>			
<b>Living Areas:</b> Family Room; Off Kitchen	<b>Main Heating:</b> Zoned - Gas		
<b>Extra Room:</b> Storage	<b>Main Cooling:</b> AC Zoned		
<b>Guest Facilities:</b> Quarters	<b>Water Heater:</b>		
<b>Dining Room:</b> Formal	<b>Green Features:</b> Adobe; Dual-Flush Toilets		
<b>Breakfast:</b> Bar	<b>Interior Features:</b> Interior Steps Y/N: N; Split Bedroom Plan		
<b>Laundry:</b> Dryer; Room; Washer	<b>Technology:</b> Cable TV		
<b>Kitchen Features:</b> Garbage Disposal; Refrigerator; Microwave; Oven	<b>Window Coverings:</b> Stay		
<b>Floor Covering:</b> Mexican Tile	<b>Electric:</b>		
<b>Bathroom Features:</b>	<b>Accessibility Options:</b> Disability Adapted: No		
<b># Fireplace-Type:</b> 1-			
<b>Location Fireplace:</b> Family Room			

<b>Exterior Features</b>			
<b>Fence:</b> Other: Combo	<b>Security:</b> None		
<b>Roof:</b> Built-Up - Reflect	<b>View:</b> Mountain		
<b>Landscape - Front:</b> Natural Desert	<b>Driveway:</b>		
<b>Landscape - Rear:</b> Natural Desert	<b>Water:</b> City		
<b>Patio/Deck:</b> Covered	<b>Exterior Features:</b>		
<b>Pool:</b> None	<b>Lot Features:</b> Dividable Lot; Subdivided Lots		
<b>Spa:</b> None	<b>Gas:</b>		
<b>Garage/Carport Features:</b> Electric Door Opener	<b>Sewer:</b> Connected		
<b>RV Parking:</b> Space Available	<b>Neighborhood Features:</b> None		

<b>Comments</b>			
<b>Status Comments</b>			
<b>Selling Comments</b>			

<b>New Construction</b>			
-------------------------	--	--	--

<b>Manufactured SFR Information</b>			
-------------------------------------	--	--	--

<b>Sold Information</b>			
<b>Sold Price:</b> 347,000	<b>Sold Date:</b> 11/04/2016	<b>Seller Concessions:</b> 0	
<b>Sold Price/SqFt.:</b> 105.09	<b>How Sold:</b> Conventional	<b>Seller Paid Repairs:</b>	
<b>Sold Lot Price/SqFt.:</b> 2.34			
<b>Name</b>	<b>Primary</b>	<b>Mobile</b>	<b>E-mail</b>
<b>Selling Agent:</b> Vanessa Shephard			
<b>Co Selling Agent:</b>			
<b>Selling Office:</b> Cobb Realty LLC	520-318-5710	ray.alston@thecobbteam.net	

Listing 2 of 6

October 01, 2018

Page 2 of 2

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. Prepared by Robert Parker on Monday, October 01, 2018 11:10 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

P1010153



Large, lovely, bright kitchen

P1010154



Includes breakfast bar. Entrance to laundry/storage/ pantry to the right.

P1010172



Family Room off kitchen

P1010156



Family Room Beehive fireplace and French sliders to back covered patio.

P1010155



Breakfast area off of the kitchen

P1010160



Living Room with French doors to Formal Dining area.

P1010158



Dining Room

P1010164



Guest Living Rm. Did have kichenette on left wall...could be reinstalled.

P1010161



Bedroom #1 on Guest side of house

P1010162



Bedroom #2 on Guest side of house

P1010163



Guest quarters bath

P1010168



Master bedroom with sliding doors to back covered patio



**P1010169**

Master bath

**P1010171**

Bedroom #3

**P1010170**

Bedroom #4 in main house

**P1010166**

Hall bath in main house

**P1010157**

Front entrance hall

**P1010159**

Laundry room with additional storage.

P1010140



Three car permitted detached garage

P1010142



View of drive on North side

P1010143



View to the east

P1010149



Front of property. Second entrance to guest quarters

P1010150



Front of property

P1010151



Front circular driveway



P1010134



Covered patio with French door off Family Rm and Master

P1010135



Backyard area where pool once was

P1010136



Corner windows in kitchen and French doors to Family Rm.

P1010137



Two storage sheds on property

P1010138



View from the south of back of property

P1010139



View of property from the south

P1010144



Block wall surrounds former pool area

P1010146



Covered patio with French doors off Master


P1010148



Ranchitos De Las Saguaros entrance.

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

<b>MLS#:</b> 21616622		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed	<b>List Price:</b> 400,000	<b>Sold Price:</b> 400,000
-----------------------	--	-----------------------------------------------------------	--	-----------------------	----------------------------	----------------------------



<b>Combined SqFt:</b>	3,004	<b>Area:</b>	Northeast
<b>Main House SqFt:</b>	3,004	<b>Subdivision:</b>	Indian Hill (1-20)
<b>Guest House SqFt:</b>		<b>Community:</b>	None
<b>Source of SqFt:</b>	Assessor	<b>Tax Code:</b>	114-52-006A
<b>Bedrooms:</b>	4	<b>Tax Year/Taxes:</b>	2014 / 4,541
<b>Total Baths (Full-1/2):</b>	3 (3-0)	<b>Assessments:</b>	0
<b>Lot Acres:</b>	3.53	<b>Method of Title:</b>	Fee (Simple)
<b>Year Built:</b>	1972	<b>Range Min - Max:</b>	400,000 - 420,000
<b>Stories:</b>	Single		

**Address:** 9211 E CATALINA Highway, Tucson, AZ 85749  
**County:** Pima **Country:** USA [Pima County GIS](#)  
**Legal Description:** Indian Hill 1-20 From PCL 0010100010 Indian Hills Sely Port of Lots 4 & 5  
**Directions:** Tanque Verde East to Catalina Highway, left 1/2 mile to sign on left. Home is set back away from Hwy. Restful, peaceful.... tranquility abounds.

<b># Garage</b>	6	<b>Construction</b>	Burnt Adobe	<b>Municipality/Zoning</b>	Tucson - SR
<b># Carport</b>	0	<b>Style</b>	Southwestern	<b>School District</b>	TUSD
<b># of Covered Parking</b>	6	<b>Const. Status</b>	Existing	<b>Elementary School</b>	Collier
<b>T/R/S</b>	13/ 15/ 34	<b>Basement</b>	No	<b>Middle School</b>	Magee
<b>Lot Dimensions</b>	Unknown	<b>Horse Property</b>	Yes	<b>High School</b>	Sabino
<b>Lot Acres</b>	3.53	<b>Horse Facilities</b>	Yes	<b>Fire Protection</b>	Included in Taxes
<b>Lot Sq Ft</b>	15,376,668	<b>List \$/SqFt</b>	133.16	<b>FEMA Flood Ins Req</b>	No
<b>Lot Size Source</b>	Assessor	<b>Lot Size \$/SqFt</b>	0.03	<b>Municipal Flood Req</b>	
		<b>Road Type</b>	Paved	<b>Ownership</b>	
		<b>Road Maintenance</b>			

**Property Description**  
 Seller will accept or counter offers \$400 - 420K. Over 3,000 sq ft and 3+ acres, close to TANQUE VERDE AND CATALINA HWY, Note the 2,000 sq ft ENCLOSED INSULATED AIR CONDITIONED AND HEATED SHOP with very high ceilings, 2 x 6 construction, SOLID construction. AND the 400 sq ft covered patio with 220 grounded electrical commercial grade (seller is electrical contractor!) great Mt views, very close to shopping, banks, restaurants, doctor offices and hiking. EZ to the top of Mt. Lemon, and city and cultural/social events. FULLY FENCED! Note the horse corral/pipe arena, 6 stall mare motel, incl both water and electricity. Note the circular drive, real hardwood oak flooring, sparkling large POOL, and an enclosed hot tub..POSSIBLE TO SUB-DIVIDE. NO TRAFFIC NOISE AT POOLSIDE!! COME SEE IT....

**Agent Only Remarks**  
 ALARM MAY BE ON! MUST MAKE APPOINTMENT! CALL LA 490-4141. PER SELLER, FRIENDLY DOGS ARE PRESENT. Prepare the buyer - sellers have collected many things over several decades. See the structure, not the stuff! TO SET ALARM TO LEAVE, YOU MUST FIRST CLOSE AND LOCK THE DOOR BETWEEN THE KITCHEN AND LAUNDRY ROOM!!!

**Showing & Company Information**

<b>Showing Instructions</b>	MUST MAKE APPOINTMENT! LA 490-4141 HOUSE HAS ALARM			<b>Seller Name</b>
<b>Phone # to Show</b>	520-490-4141			<b>Seller Phone</b>
<b>MLSSAZ Lockbox</b>	No			<b>Occupant Name</b>
<b>Occupied By</b>	Owner			
<b>Gate Code</b>				

	<b>Name</b>	<b>Primary</b>	<b>Mobile</b>	<b>E-mail</b>
<b>List Agent</b>	14020-Bruce Perish Lic#:			
<b>List Office</b>	498301-Realty Executives Tucson Elite Lic#: LC640973001	520-456-2961		<a href="mailto:jeffmurtaugh@realtyexecutives.com">jeffmurtaugh@realtyexecutives.com</a>
<b>Co-Agent</b>	- Lic#:			
<b>Co-Office</b>	- Lic#:			

**Subdivision, HOA & Deed Restrictions**

<b>CC&amp;Rs:</b>	<b>HOA Fees/Month:</b> 0	<b>Green Valley Rec:</b>	<b>Age Restrictions:</b> No
<b>HOA:</b>	<b>HOA Payment Freq:</b>		<b>Deed Restrictions:</b> Yes
	<b>HOA Recreation Fee:</b>		

**Assoc Fees Includes:**  
**Association Amenities:**



<b>MLS#:</b> 21616622		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed		<b>List Price:</b> 400,000		<b>Sold Price:</b> 400,000	
<b>Listing Information</b>									
<b>Terms:</b> Cash; Conventional; FHA; VA				<b>Original Price:</b> 400,000					
<b>Submit With Offer:</b>				<b>Co-Op Fee:</b> 3.0%					
<b>Property Disclosures:</b> Unknown				<b>Variable Commission:</b> No					
<b>Home Protection Plan:</b> Plan By: No,				<b>Selling Broker Bonus:</b>					
<b>Special Conditions:</b>				<b>Contingent:</b>					
<b>Offer by Owner:</b>				<b>Exclusive Agency:</b>					
<b>Offer by Investor:</b>				<b>Limited Service:</b>					
<b>Distressed Info:</b> None				<b>Days on Market:</b> 143					
				<b>Cumulative DOM:</b> 143					
<b>Listing Date:</b> 06/14/2016		<b>Cancel Date:</b>		<b>Temp Off Market Date:</b>					
<b>Contingent Date:</b> 11/04/2016		<b>Expiration Date:</b>		<b>Off Market Date:</b> 11/04/2016					
<b>Pending Date:</b> 01/30/2017		<b>Fallthrough Date:</b>		<b>Status Change Date:</b> 02/01/2017					
<b>Sold Date:</b> 01/30/2017									
<b>Interior Features</b>									
<b>Living Areas:</b> Family Room; Off Kitchen		<b>Main Heating:</b> Zoned - Gas							
<b>Extra Room:</b> Den; Studio		<b>Main Cooling:</b> AC Zoned							
<b>Guest Facilities:</b> None		<b>Water Heater:</b>							
<b>Dining Room:</b> Formal		<b>Green Features:</b>							
<b>Breakfast:</b> Other: Area		<b>Interior Features:</b> Interior Steps Y/N: N							
<b>Laundry:</b> Room		<b>Technology:</b> Alarm System							
<b>Kitchen Features:</b> Compactor; Dishwasher; Refrigerator; Microwave; Oven		<b>Window Coverings:</b> Stay							
<b>Floor Covering:</b> Carpet; Ceramic Tile; Wood		<b>Electric:</b>							
<b>Bathroom Features:</b>		<b>Accessibility Options:</b> Disability Adapted: Yes							
<b># Fireplace-Type:</b> 0-									
<b>Location Fireplace:</b> Living Room									
<b>Exterior Features</b>									
<b>Fence:</b> Other: Brick		<b>Security:</b> Alarm Installed							
<b>Roof:</b> Other: Combo		<b>View:</b> Mountain							
<b>Landscape - Front:</b> Low Care		<b>Driveway:</b>							
<b>Landscape - Rear:</b> Low Care		<b>Water:</b> City							
<b>Patio/Deck:</b> Covered		<b>Exterior Features:</b>							
<b>Pool:</b> Conventional		<b>Lot Features:</b> Dividable Lot; Subdivided Lots							
<b>Spa:</b> Hot Tub		<b>Gas:</b>							
<b>Garage/Carport Features:</b>		<b>Sewer:</b> Septic							
<b>RV Parking:</b> Full Hookup		<b>Neighborhood Features:</b> None							
<b>Comments</b>									
<b>Status Comments</b>									
<b>Selling Comments</b>									
<b>New Construction</b>									
<b>Manufactured SFR Information</b>									
<b>Sold Information</b>									
<b>Sold Price:</b> 400,000		<b>Sold Date:</b> 01/30/2017		<b>Seller Concessions:</b> 0					
<b>Sold Price/SqFt.:</b> 133.16		<b>How Sold:</b> Cash		<b>Seller Paid Repairs:</b>					
<b>Sold Lot Price/SqFt.:</b> 0.03									
<b>Name</b>		<b>Primary</b>		<b>Mobile</b>		<b>E-mail</b>			
<b>Selling Agent:</b> Yadeth Garcia									
<b>Co Selling Agent:</b>									
<b>Selling Office:</b> Realty Executives Tucson Elite		520-456-2961				jeffmurtaugh@realtyexecutives.com			

Listing 3 of 6

October 01, 2018

Page 2 of 2

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. Prepared by Robert Parker on Monday, October 01, 2018 11:10 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

IMG\_0450



BURNT ADOBE HOME AT IT'S BEST!

IMG\_0461



SUPER CATALINA MOUNTAIN VIEWS

IMG\_0440



RELAX ON YOUR 3+ ACRE ESTATE

IMG\_0454



2,000 SQ FT AIR CONDITIONED, HEATED INSULATED SHOP W 220 ELECTRIC. NO HOA!!

IMG\_0412



SPACIOUS ROOMS, A GREAT PLACE TO CALL HOME!

IMG\_0420



CLASSY ENTRY FOR YOUR GUESTS



IMG\_0419



©2016 TARMLS

YOU WILL LOVE THE CLASSIC BRICKWORK

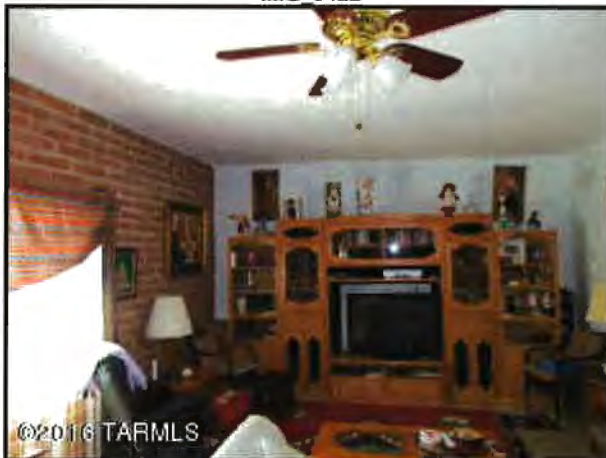
IMG\_0423



©2016 TARMLS

BRICK ARCHWAY LEADS TO DEN OR OFFICE

IMG\_0422



©2016 TARMLS

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

IMG\_0435



©2016 TARMLS

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



©2016 TARMLS

THE OTHER END OF THE LONG COVERED PATIO

IMG\_0439



©2016 TARMLS

POOL IF FULLY FENCED WITH CLASSIC ADOBE BRICK WALL

IMG\_0464



©2016 TARMLS

OUTSIDE THE WALL, TOWARDS THE CORRAL

IMG\_0443



©2016 TARMLS

SWEET, LIVING WELL IN THE DESERT!!

IMG\_0461



©2016 TARMLS

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

IMG\_0451



©2016 TARMLS

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



IMG\_0456



HIGH LOADING DOOR, 400 SQ FT COVERED PATIO

IMG\_0455



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

IMG\_0458



SELLER DOES NOT CONVEY WITH THE PROPERTY

IMG\_0459



LARGE STORAGE SHED NEAR SHOP

IMG\_0466



LARGE STORAGE SHED AT THE CORRAL AND MARE MOTEL BARN

IMG\_0467



NICE SIZED OVAL ARENA/CORRAL

IMG\_0471



EVEN THE HORSES HAVE A MOUNTAIN VIEW!

IMG\_0461



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

IMG\_0472



6 STALL MARE MOTEL

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**

<b>MLS#:</b> 21714145		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed		<b>List Price:</b> 349,900		<b>Sold Price:</b> 377,000	
-----------------------	--	-----------------------------------------------------------	--	-----------------------	--	----------------------------	--	----------------------------	--

	<b>Combined SqFt:</b>	3,171	<b>Comparable Only</b>	No
	<b>Main House SqFt:</b>	3,171	<b>Listing:</b>	
	<b>Guest House SqFt:</b>		<b>Area:</b>	Northeast
	<b>Source of SqFt:</b>	Assessor	<b>Subdivision:</b>	Indian Hill (1-20)
	<b>Bedrooms:</b>	3	<b>Community:</b>	None
	<b>Total Baths (Full-1/2):</b>	3 (3-0)	<b>Tax Code:</b>	114-52-0230
	<b>Lot Acres:</b>	4.65	<b>Tax Year/Taxes:</b>	2016 / 4,186.49
	<b>Year Built:</b>	1965	<b>Assessments:</b>	33,152
	<b>Stories:</b>	Single	<b>Method of Title:</b>	Fee (Simple)
			<b>Range Min - Max:</b>	-

**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.

<b># Garage</b>	2	<b>Construction</b>	Burnt Adobe	<b>Municipality/Zoning</b>	Tucson - SR
<b># Carport</b>	2	<b>Style</b>	Territorial	<b>School District</b>	TUSD
<b># of Covered Parking</b>	4	<b>Const. Status</b>	Existing	<b>Elementary School</b>	Van Buskirk
<b>T/R/S</b>	13/ 15/ 34	<b>Basement</b>	No	<b>Middle School</b>	Magee
<b>Lot Dimensions</b>	unknown	<b>Horse Property</b>	Yes	<b>High School</b>	Sabino
<b>Lot Acres</b>	4.65	<b>Horse Facilities</b>	Yes	<b>Fire Protection</b>	None
<b>Lot Sq Ft</b>	202,553	<b>List \$/SqFt</b>	110.34	<b>FEMA Flood Ins Req</b>	TBD
<b>Lot Size Source</b>	Assessor	<b>Lot Size \$/SqFt</b>	1.73	<b>Municipal Flood Req</b>	
		<b>Road Type</b>		<b>Ownership</b>	
		<b>Road Maintenance</b>			

**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**

<b>Showing Instructions</b>	Please use agent lockbox.		
<b>Phone # to Show</b>		<b>Seller Name</b>	Client of MHG
<b>MLSSAZ Lockbox</b>	Yes	<b>Seller Phone</b>	
<b>Occupied By</b>	Vacant	<b>Occupant Name</b>	
<b>Gate Code</b>			

	<b>Name</b>	<b>Primary</b>	<b>Mobile</b>	<b>E-mail</b>
<b>List Agent</b>	31213-Tara T Walcott Lic#: SA554069000	602-540-6717		<a href="mailto:taras4group@gmail.com">taras4group@gmail.com</a>
<b>List Office</b>	4275-My Home Group Real Estate, LLC Lic#: LC562698000	480-315-8019		<a href="mailto:larry@myhomegroup.com">larry@myhomegroup.com</a>
<b>Co-Agent</b>	- Lic#:			
<b>Co-Office</b>	- Lic#:			

**Subdivision, HOA & Deed Restrictions**

<b>CC&amp;Rs:</b>	<b>HOA Fees/Month:</b> 0	<b>Green Valley Rec:</b>	<b>Age Restrictions:</b> No
<b>HOA:</b>	<b>HOA Payment Freq:</b>		<b>Deed Restrictions:</b> No
	<b>HOA Recreation Fee:</b>		

**Assoc Fees Includes:**  
**Association Amenities:**

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

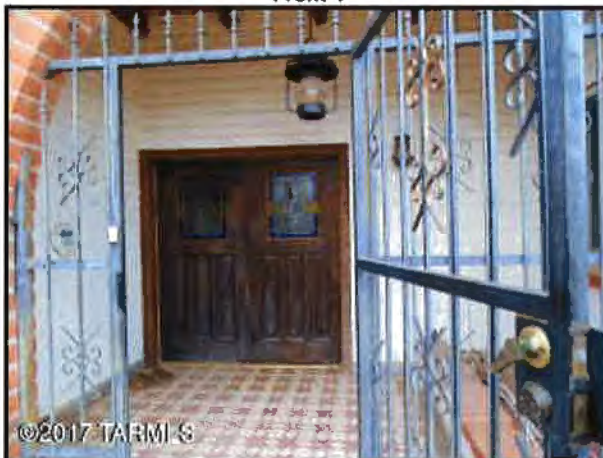
Front 2



Front



Front 4



Front 3



Foyer



Arizona Room 2





Arizona Room



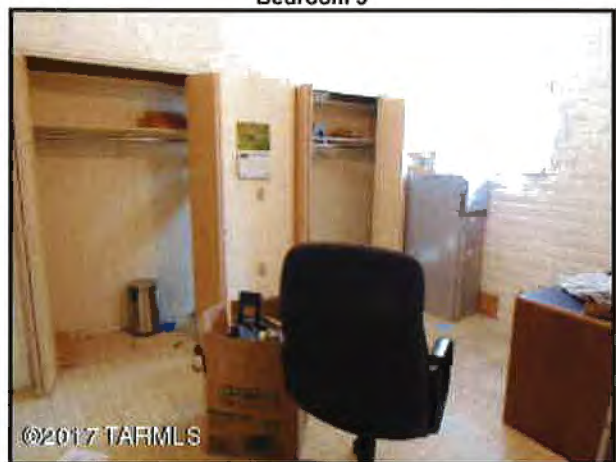
Bathroom 2



Bathroom 3



Bedroom 3



Deals in Progress



Dining



Family 2



Family



Living 1



Living 2



Living View 2



Living View 3





Living View



Kitchen 2



Kitchen



Hallway



Laundry Room 2



Master Bed





Master Bath 2



Master Bath 3



Master Bath 4



Master Bath



Laundry Room



Garage 1





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

<b>MLS#:</b> 21723959		<b>Dwelling Type:</b> Residential/Single Family Residence		<b>Status:</b> Closed	<b>List Price:</b> 399,000	<b>Sold Price:</b> 409,000
-----------------------	--	-----------------------------------------------------------	--	-----------------------	----------------------------	----------------------------



<b>Combined SqFt:</b>	3,439	<b>Comparable Only</b>	No
<b>Main House SqFt:</b>	3,439	<b>Lieting:</b>	
<b>Guest House SqFt:</b>		<b>Area:</b>	Northeast
<b>Source of SqFt:</b>	Assessor	<b>Subdivision:</b>	Agua Caliente Ranch Estates (1-46)
<b>Bedrooms:</b>	5	<b>Community:</b>	None
<b>Total Baths (Full-1/2):</b>	3 (3-0)	<b>Tax Code:</b>	205-35-046A
<b>Lot Acres:</b>	3.06	<b>Tax Year/Taxes:</b>	2016 / 4,874.13
<b>Year Built:</b>	1993	<b>Assessments:</b>	0
<b>Stories:</b>	Single	<b>Method of Title:</b>	Fee (Simple)
		<b>Range Min - Max:</b>	399,000 - 425,000

**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

<b># Garage</b>	3	<b>Construction</b>	Frame Stucco	<b>Municipality/Zoning</b>	Tucson - SR
<b># Carport</b>	0	<b>Style</b>	Santa Fe	<b>School District</b>	Tanque Verde
<b># of Covered Parking</b>	3	<b>Const. Status</b>	Existing	<b>Elementary School</b>	Agua Caliente
<b>T/R/S</b>	13/ 16/ 29	<b>Basement</b>	No	<b>Middle School</b>	Emily Gray
<b>Lot Dimensions</b>	unknown	<b>Horse Property</b>	No	<b>High School</b>	Tanque Verde
<b>Lot Acres</b>	3.06	<b>Horse Facilities</b>	No	<b>Fire Protection</b>	None
<b>Lot Sq Ft</b>	133,293	<b>List \$/SqFt</b>	116.02	<b>FEMA Flood Ins Req</b>	No
<b>Lot Size Source</b>	Assessor	<b>Lot Size \$/SqFt</b>	2.99	<b>Municipal Flood Req</b>	No
		<b>Road Type</b>	Paved	<b>Ownership</b>	Investor
		<b>Road Maintenance</b>	City		

**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](mailto:gusmaughan@yahoo.com) AND [hcobaron@gmail.com](mailto:hcobaron@gmail.com).

**Showing & Company Information**

<b>Showing Instructions</b>	KS- Go Show			
<b>Phone # to Show</b>				
<b>MLSSAZ Lockbox</b>	Yes			<b>Seller Name</b>
<b>Occupied By</b>	Vacant			<b>Seller Phone</b>
<b>Gate Code</b>				<b>Occupant Name</b>

	Name	Primary	Mobile	E-mail
<b>List Agent</b>	16210-Gus Maughan Lic#: BR546156000	+1 520-279-7831		<a href="mailto:gusmaughan@yahoo.com">gusmaughan@yahoo.com</a>
<b>List Office</b>	5948-Peak Realty Investments Lic#: LC663536000	520-447-7995		<a href="mailto:gusmaughan@yahoo.com">gusmaughan@yahoo.com</a>
<b>Co-Agent</b>	15366-Heather Baron Lic#: SA534755000	520-235-7487	520-235-7487	<a href="mailto:hcobaron@gmail.com">hcobaron@gmail.com</a>
<b>Co-Office</b>	5948-Peak Realty Investments Lic#: LC663536000	520-447-7995		<a href="mailto:gusmaughan@yahoo.com">gusmaughan@yahoo.com</a>

**Subdivision, HOA & Deed Restrictions**

<b>CC&amp;Rs:</b>	<b>HOA Fees/Month:</b>	<b>Green Valley Rec:</b>	<b>Age Restrictions:</b> No
<b>HOA:</b> No	<b>HOA Payment Freq:</b>		<b>Deed Restrictions:</b> Yes
	<b>HOA Recreation Fee:</b>		

**Assoc Fees Includes:**  
**Association Amenities:**



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

Listing 5 of 6

October 01, 2018

Page 2 of 2

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. Prepared by Robert Parker on Monday, October 01, 2018 11:10 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Front



Front



3 car garage



Front



Entry



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



Master bedroom



master bed view



Master bath



Master closet



Master bath





Master bath



Master bath



Hall bath



Hall bath



Bedroom area bath



Bedroom area bath



Bedroom area bath



Bedroom area bath



Dining room patio



Patio off great room



Back yard



Storage off garage





3 car garage



3 car garage



Views



Agua Caliente Park across street




Agua Caliente Park



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

<b>MLS#: 21727677</b>		<b>Dwelling Type: Residential/Single Family Residence</b>		<b>Status: Closed</b>		<b>List Price: 307,500 Sold Price: 307,500</b>	
-----------------------	--	-----------------------------------------------------------	--	-----------------------	--	------------------------------------------------	--



Q2017 MLSSAZ

<b>Combined SqFt:</b>	3,069	<b>Comparable Only</b>	No
<b>Main House SqFt:</b>	3,069	<b>Listing:</b>	
<b>Guest House SqFt:</b>		<b>Area:</b>	Northeast
<b>Source of SqFt:</b>	Assessor	<b>Subdivision:</b>	N/A
<b>Bedrooms:</b>	4	<b>Community:</b>	None
<b>Total Baths (Full-1/2):</b>	2 (2-0)	<b>Tax Code:</b>	114-27-4210
<b>Lot Acres:</b>	3.73	<b>Tax Year/Taxes:</b>	2016 / 5,252.36
<b>Year Built:</b>	1972	<b>Assessments:</b>	0
<b>Stories:</b>	Single	<b>Method of Title:</b>	Fee (Simple)
		<b>Range Min - Max:</b>	-

**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.

<b># Garage</b>	2	<b>Construction</b>	Slump Block	<b>Municipality/Zoning</b>	Pima County - SR
<b># Carport</b>	2	<b>Style</b>	Ranch	<b>School District</b>	TUSD
<b># of Covered Parking</b>	4	<b>Const. Status</b>	Existing	<b>Elementary School</b>	Collier
<b>T/R/S</b>	13/ 15/ 27	<b>Basement</b>	No	<b>Middle School</b>	Magee
<b>Lot Dimensions</b>	Irregular	<b>Horse Property</b>	No	<b>High School</b>	Sabino
<b>Lot Acres</b>	3.73	<b>Horse Facilities</b>	No	<b>Fire Protection</b>	Subscription
<b>Lot Sq Ft</b>	162,366	<b>List \$/SqFt</b>	100.2	<b>FEMA Flood Ins Req</b>	No
<b>Lot Size Source</b>	Assessor	<b>Lot Size \$/SqFt</b>	1.89	<b>Municipal Flood Req</b>	No
		<b>Road Type</b>	Paved	<b>Ownership</b>	Individual
		<b>Road Maintenance</b>	County		

**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](mailto:offers@propertypartnersaz.com).

**Showing & Company Information**

**Showing Instructions** Call LA to show.

**Phone # to Show**

<b>MLSSAZ Lockbox</b>	No	<b>Seller Name</b>	
<b>Occupied By</b>	Owner	<b>Seller Phone</b>	
<b>Gate Code</b>		<b>Occupant Name</b>	

	<b>Name</b>	<b>Primary</b>	<b>Mobile</b>	<b>E-mail</b>
<b>List Agent</b>	22275-Kaukaha S Watanabe Lic#:			
<b>List Office</b>	495201-eXp Realty Lic#: LC634213005	520-885-9000		<a href="mailto:jim.nuth@exprealty.com">jim.nuth@exprealty.com</a>
<b>Co-Agent</b>	- Lic#:			
<b>Co-Office</b>	- Lic#:			

**Subdivision, HOA & Deed Restrictions**

<b>CC&amp;Rs:</b> No	<b>HOA Fees/Month:</b>	<b>Green Valley Rec:</b>
<b>HOA:</b> No	<b>HOA Payment Freq:</b>	<b>Age Restrictions:</b> No
	<b>HOA Recreation Fee:</b>	<b>Deed Restrictions:</b> Yes

**Assoc Fees Includes:**

**Association Amenities:**



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

Listing 6 of 6

October 01, 2018

Page 2 of 2

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. Prepared by Robert Parker on Monday, October 01, 2018 11:10 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**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.