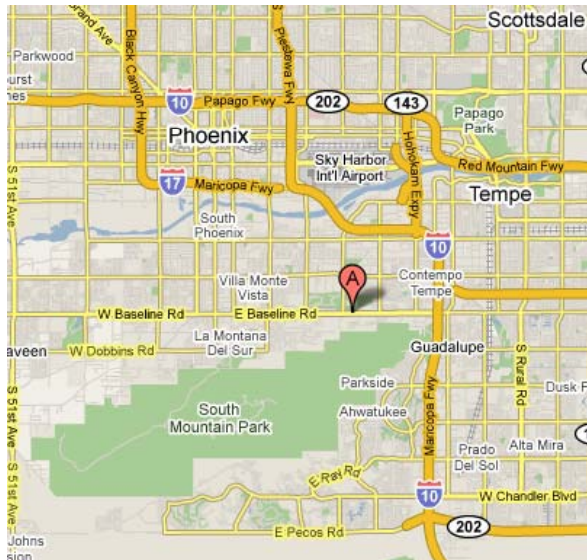


3434 E. Baseline Road

Phoenix (South Mountain), Arizona, U.S.A.



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E. & O.E. While the above information is compiled from sources believed to be reliable, its accuracy cannot be guaranteed. We have no reason to doubt its accuracy but all information should be verified prior to purchase. This is not an offering for sale, any such offering shall only be made in conjunction with the delivery of a disclosure statement.

South Mountain is a mountain range south of central Phoenix, AZ. It is on land managed by the city of Phoenix as **South Mountain Park**, which, at close to **17,000 acres** is the **largest municipal park in the world**.

Phoenix, a **commercial, manufacturing, financial, tourist, and retirement center**, serves as a distribution point for the agricultural products of the irrigated Salt River Valley.

Phoenix's metropolitan region includes **Avondale, Chandler, Gilbert, Avondale, Glendale, Mesa, Paradise Valley, Peoria, Scottsdale, Sun City and Tempe**.

The city has grown exponentially: **from 789,704 in 1980 to 1,321,045 in 2000**. In **2005**, the city's population was estimated at **1,461,575** and in the 1990s it was second in total population growth among the country's large cities, behind only New York City, making it one of the nation's largest and fastest-growing cities. Its temperate sunny climate and recreational opportunities have undoubtedly contributed to its growth.

The Phoenix metropolitan area contains almost **two thirds of Arizona's population**. The regional population increased by **2,265,000 between 1980 and 2005**.

Economy

The metropolitan area manufactures products such as **aerospace and electronic equipment, semiconductors, metal products, processed food, sporting goods, paper items, cosmetics and clothing**.

Tourism, research and development, government operations and construction and the health service industry are important to the city's economy. Agricultural products include **citrus and other fruits, beef and dairy cattle, cotton, alfalfa and durum wheat and vegetables**.

Phoenix is served by interstate **highways 10 and 17**, the **Southern Pacific** and the **Burlington Northern Santa Fe railroads**, and **Sky Harbor International Airport**. The **Luke Air Force Base** is also nearby.

Many people with **health problems**, particularly respiratory ailments flock to Phoenix for its **dry and relatively pollen-free air**. Huge retirement communities such as **Sun City** and **Leisure World** can be found in Phoenix today as it has become a **popular destination for vacationers and conventioneers**.

The Property

3434 E. Baseline Road, Phoenix, Arizona

Year Built:	1999
Construction:	Wood frame
Hot Water:	Individually Metered
Heating:	Electric Heat (and air conditioning)
Roof Surface:	Rolled Asphalt

51 Units

19 – 1 Bedroom Suites

18 – 2 Bedroom Suites

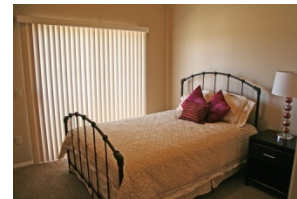
14 – 3 Bedroom Suites

43,000 sq ft lot (Approx .9 acres)

- 1, 2 and 3 Bedroom Floorplans
- New 2-Tone Interior Paint Throughout
- New Ceramic Tile Entryway
- New Upgraded Carpet and Pad
- New Ceramic Tile Flooring in Kitchen and Baths
- New Armstrong Coronet Cabinets
- Granite-Look Laminate Countertops
- New Kenmore Appliances (Black with Stainless Steel Finish Option)
- New Brushed Nickel Finished Interior Door Hardware
- New Plumbing Hardware
- New Faux Wood Blinds Throughout
- Spacious Walk-In Closets (Per Plan)
- Private Interior Laundry Area
- Private Covered Balcony or Patio(s) with Individual Storage Room

Community Amenities:

- Controlled Access Gate Entrance
- New Exterior Paint Scheme
- Newly Updated Exterior Landscaping
- Heated Swimming Pool & Spa
- All New Pool and Spa Furniture
- Re-modeled Clubhouse with Party Kitchen, Lounge Area, Fireplace and Fitness Centre
- Community BBQ Grills
- Covered Parking



Raven's View is located in the **most-preferred area of Metro Phoenix** and is just a short drive away from the most popular destinations and attractions.

- Sports & Entertainment Arizona Science Center
- Chase Field Ballpark
- America West Arena
- Phoenix Symphony Hall
- Phoenix Convention Center
- Renaissance Square
- Phoenix Museum Of History
- Phoenix Art Museum
- Orpheum Theatre
- Retail Centers
- Arizona Mills
- Chandler Fashion Mall
- Employment Centers
- Downtown Business District just minutes away
- Tempe/ASU
- Recreation
- Hiking, Biking in South Mountain Park
- World-Class golf at 2 nearby courses

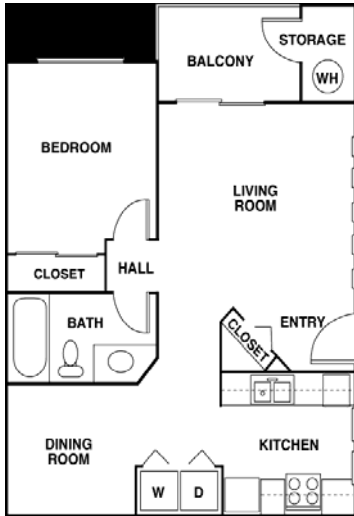


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Floor Plans

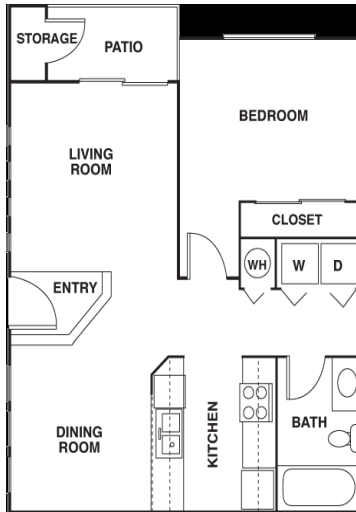
The Saguaro

1 Bedroom, 1 bath,
Approx. 675 sq ft



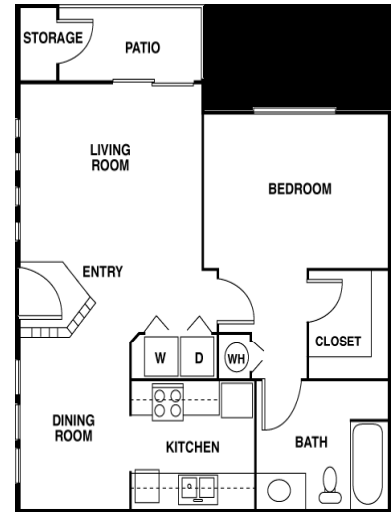
The Palo Verde

1 Bedroom, 1 bath,
Approx. 720 sq ft



The Acacia

1 Bedroom, 1 bath,
Approx. 720 sq ft



The Mesquite

2 Bedroom, 2 bath,
Approx. 950 sq ft



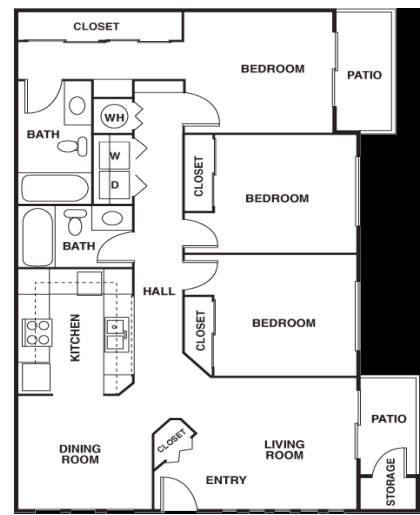
The Ocotillo

2 Bedroom, 2 bath,
Approx. 950 sq ft



The Cassia

3 Bedroom, 2 bath,
Approx. 1,130 sq ft



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