

Thunderbird

Multifamily Development Opportunity

Phoenix, Arizona

Executive Summary

Location:

- 13404 N 30th Ave, Phoenix, Arizona, Phoenix, Arizona – Deer Valley Submarket

Development Program:

- 244 Units (25.68 DUA)
- 20 apartment buildings
- +/- 9.48 gross acres, +/- 8.90 net acres
- Unit Mix: 56% 1 bedroom, 39% 2 bedroom & 5% 3 bedroom
- Average Unit Size = 849 square feet

Entitlements:

- Final site plan approval has been obtained.
- Civil plans were approved in December of 2008. Building plans will be approved by the end of the year.
- Plans will need to be resubmitted for permits

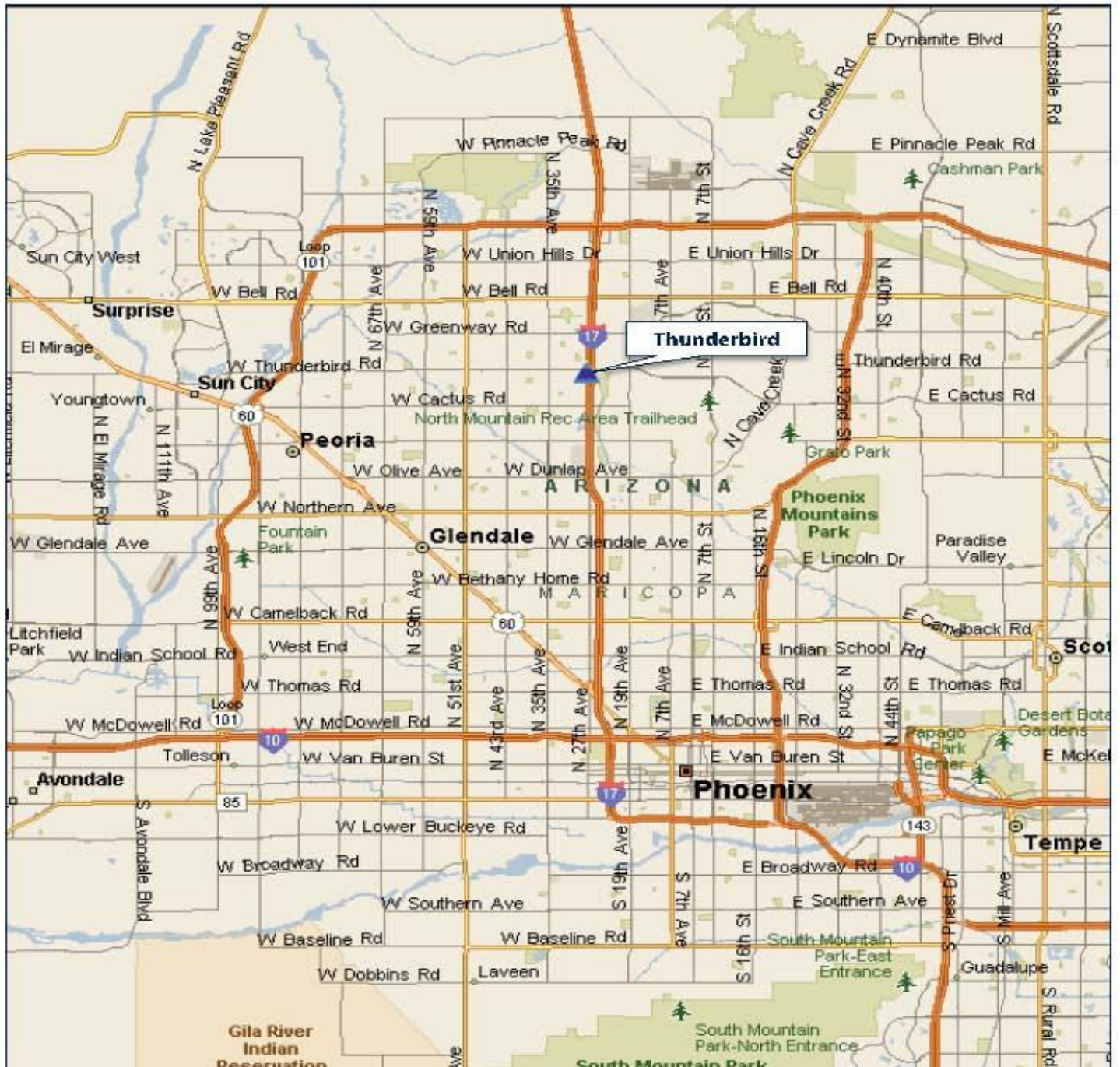
Project Amenities:

- 9' ceilings, breakfast bar, crown molding, and attached garages.
- Resort-style clubhouse with cyber café, 24-hour fitness center, coffee bar, resort style pool with ramada, covered patio with fireplace, water feature in front of clubhouse.

Adjacent Amenities:

- Nearby amenities include Arizona State University West Campus (current enrollment of over 7,800 students, which is expected to double in enrollment over the next 10 years), Metrocenter Mall, Banner Thunderbird Medical Center, John C Lincoln Hospital, and Deer Valley Municipal Airport.
- Nearby retail amenities include Fry's Electronics, Lowe's, Best Buy, and Home Depot anchored retail centers, banking facilities and restaurants.
- The North I-17 employment corridor includes approximately 3 million square feet of existing office space, and 1.5 million square feet of industrial, manufacturing and flex space. The worker population within a 30 minute commute from the North I-17 corridor is projected to increase by 300,000 to over 950,000 by the year 2020.

Thunderbird Land Map



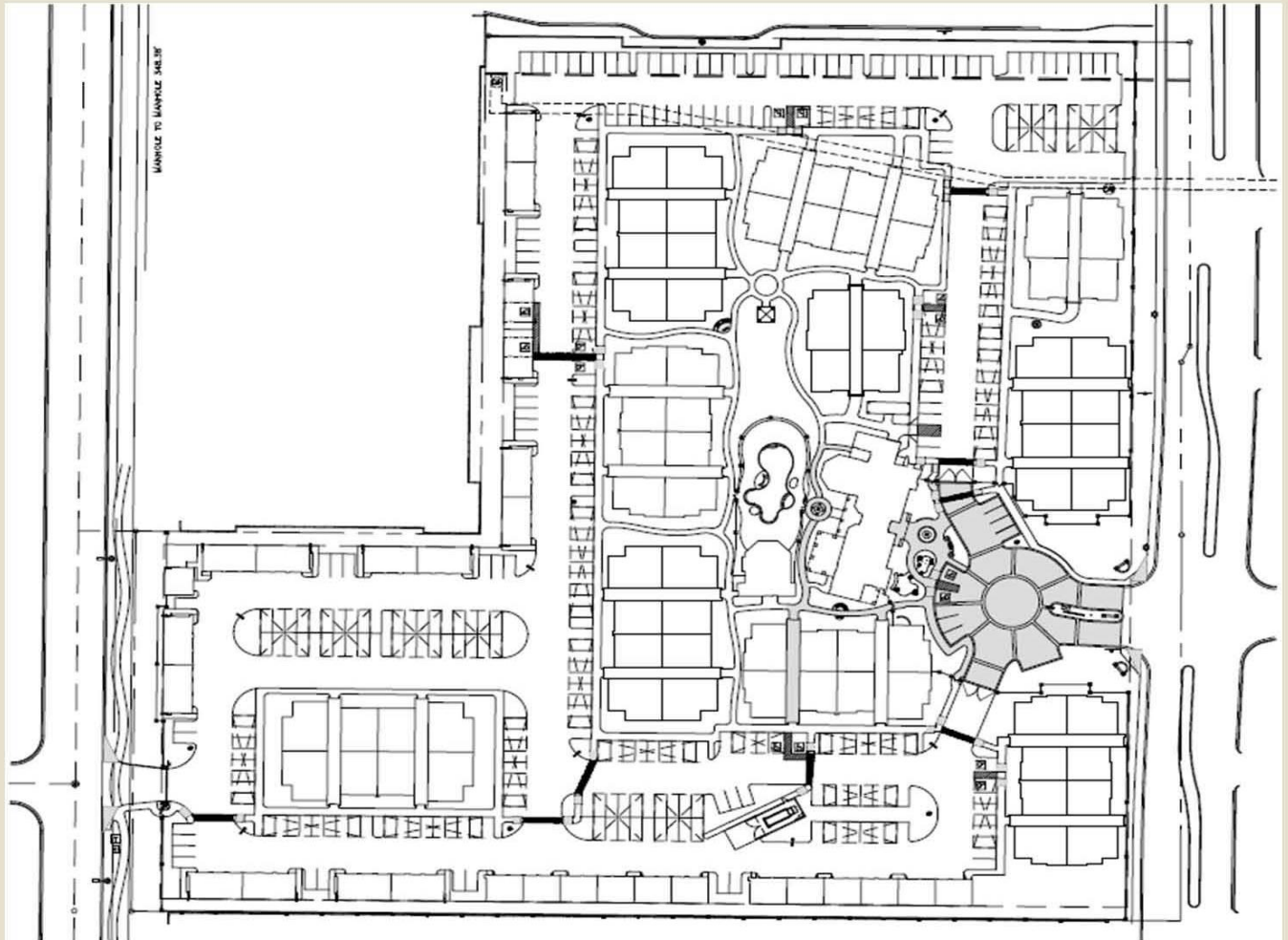


View Looking South





Site Plan



Elevation Rendering



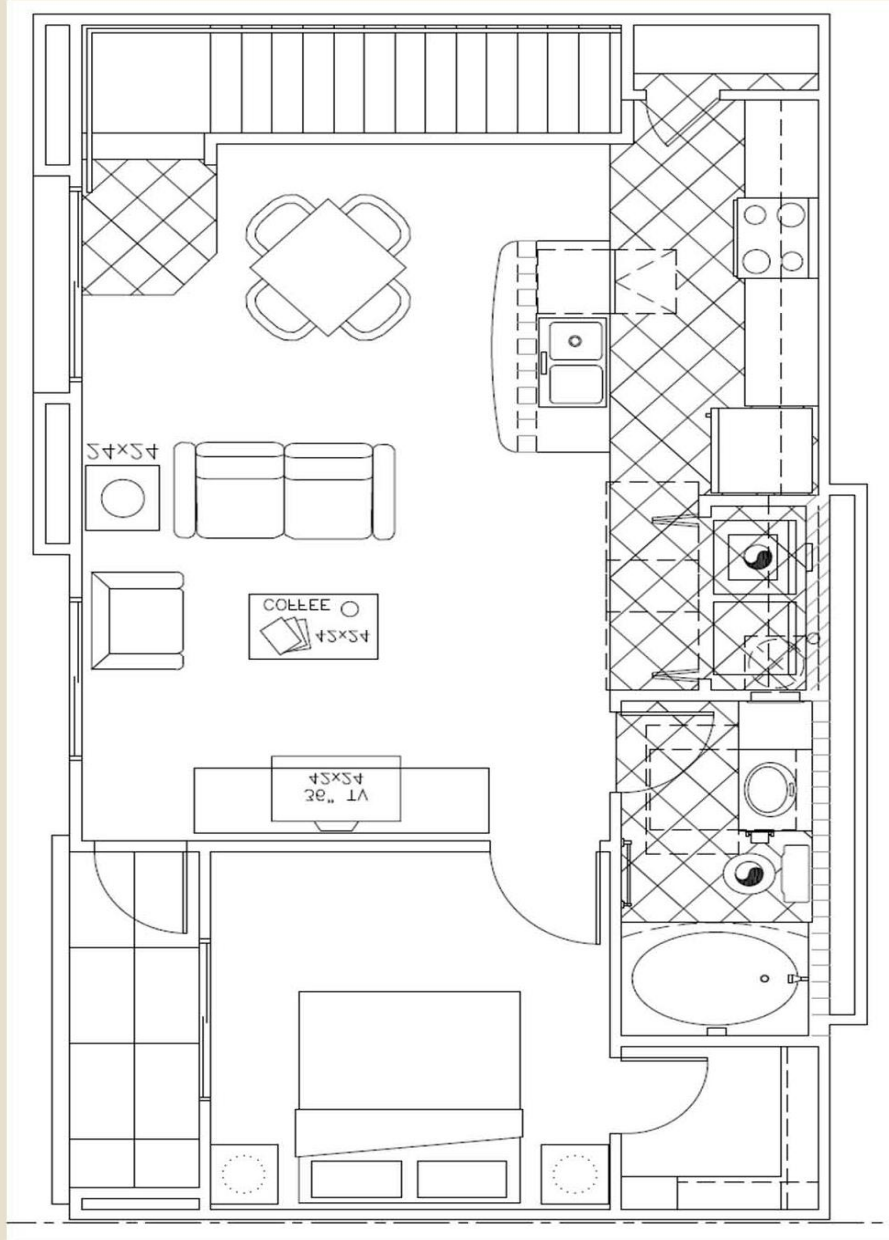
(A) FRONT & REAR ELEVATION BLDG.TYP 1
BUILDING TYPE 1 SCALE: 1/8" = 1'-0"



(B) LEFT & RIGHT ELEVATION BLDG.TYP 1
BUILDING TYPE 1 SCALE: 1/8" = 1'-0"

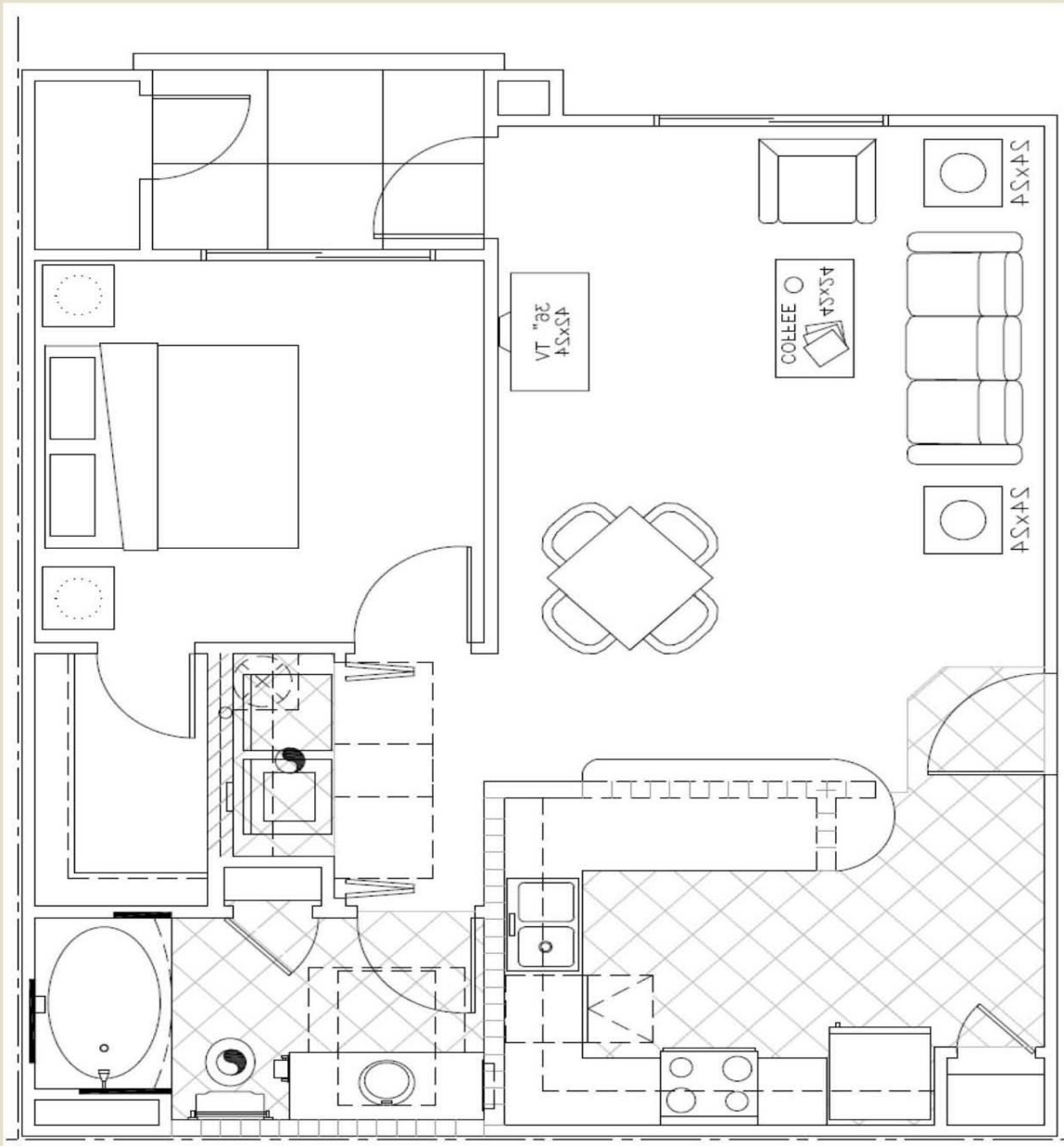
- (A) STUCCO #1** SHERWIN WILLIAMS ROYACROFT BRASS SW 2843
- (B) STUCCO #2** SHERWIN WILLIAMS SAN ANTONIO SW 7231
- (C) STUCCO #3** SHERWIN WILLIAMS SAFARI SW 2497
- (D) ROOF TILE** EAGLE BEL AIR SPLASH # 4320
- (E) SYNTHETIC STONE VENT** BACKS COUNTRY LEDGESTONE CSU 345 183
- (F) POP-OUTS** SHERWIN WILLIAMS CLASSIC 5007 S1

Unit Plans



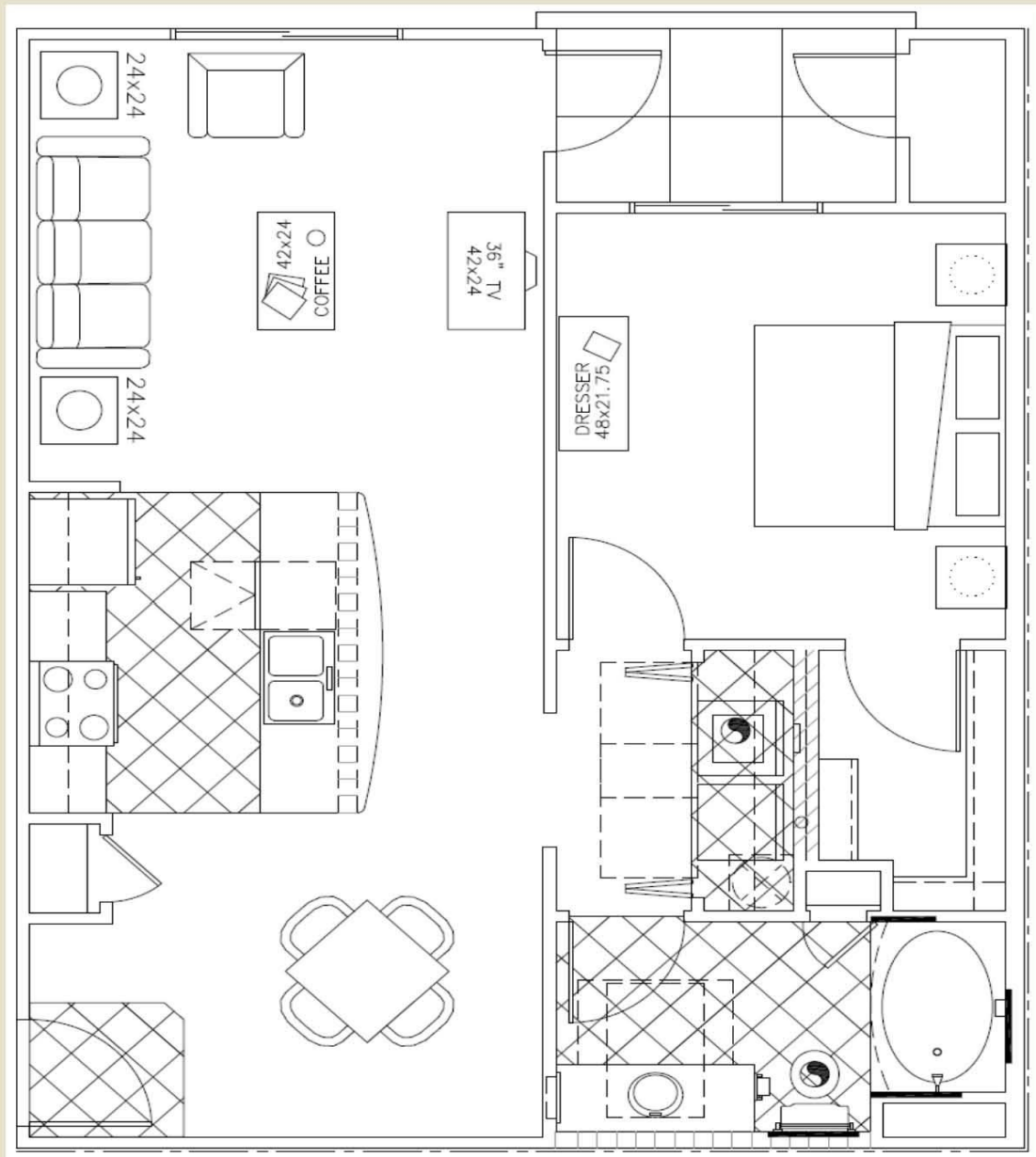
A1

Unit Plans



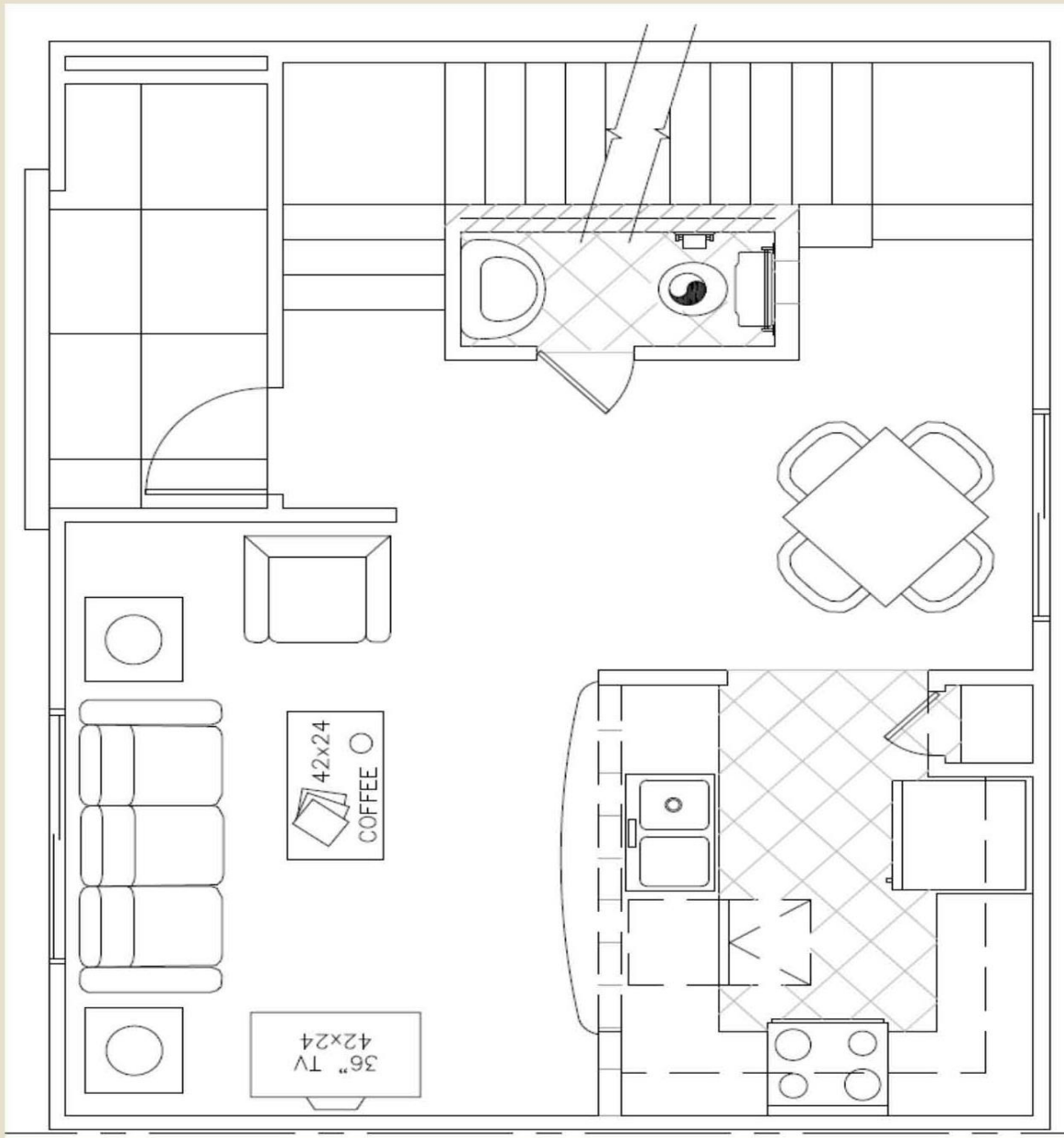
A2

Unit Plans



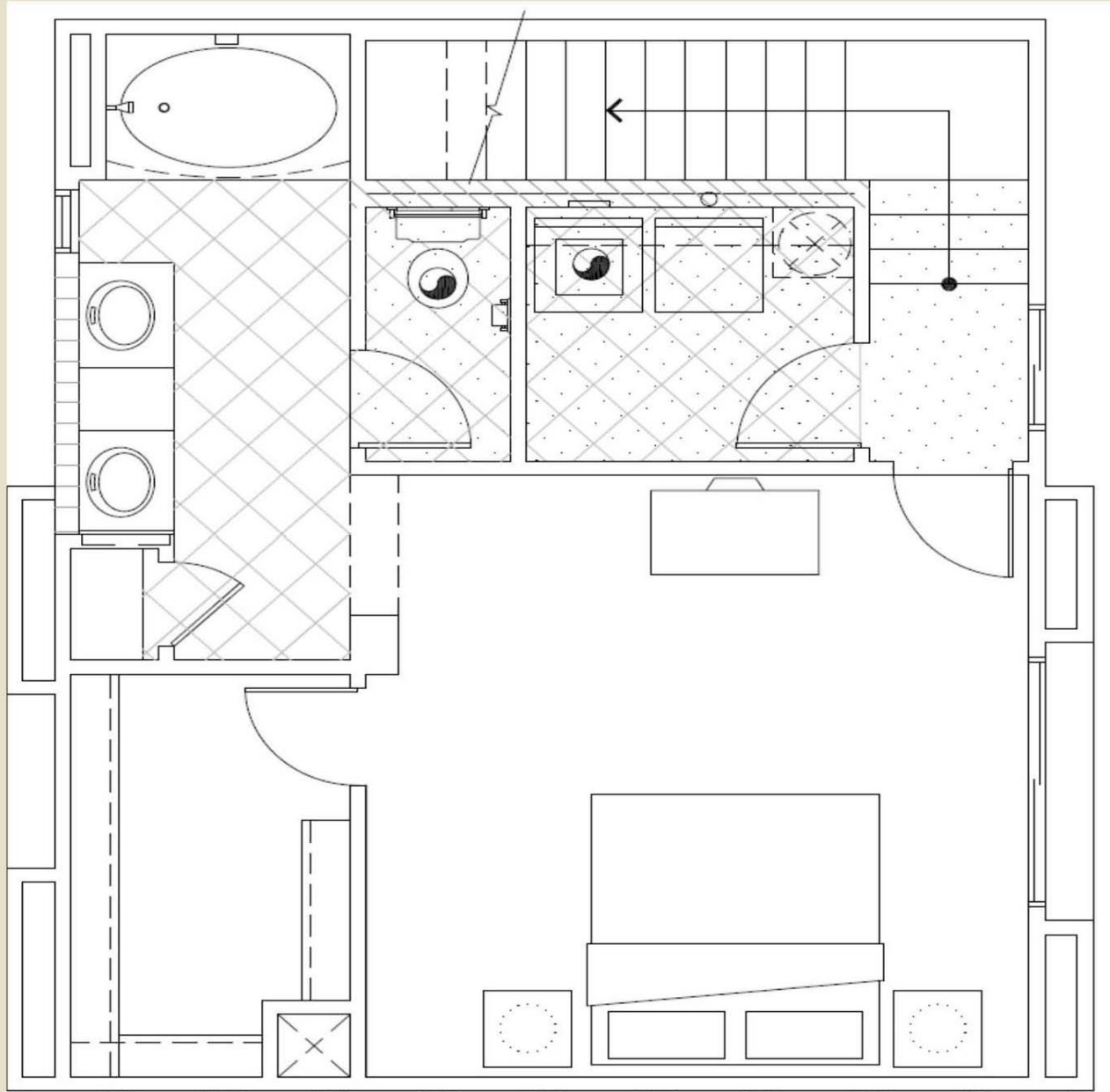
A3

Unit Plans



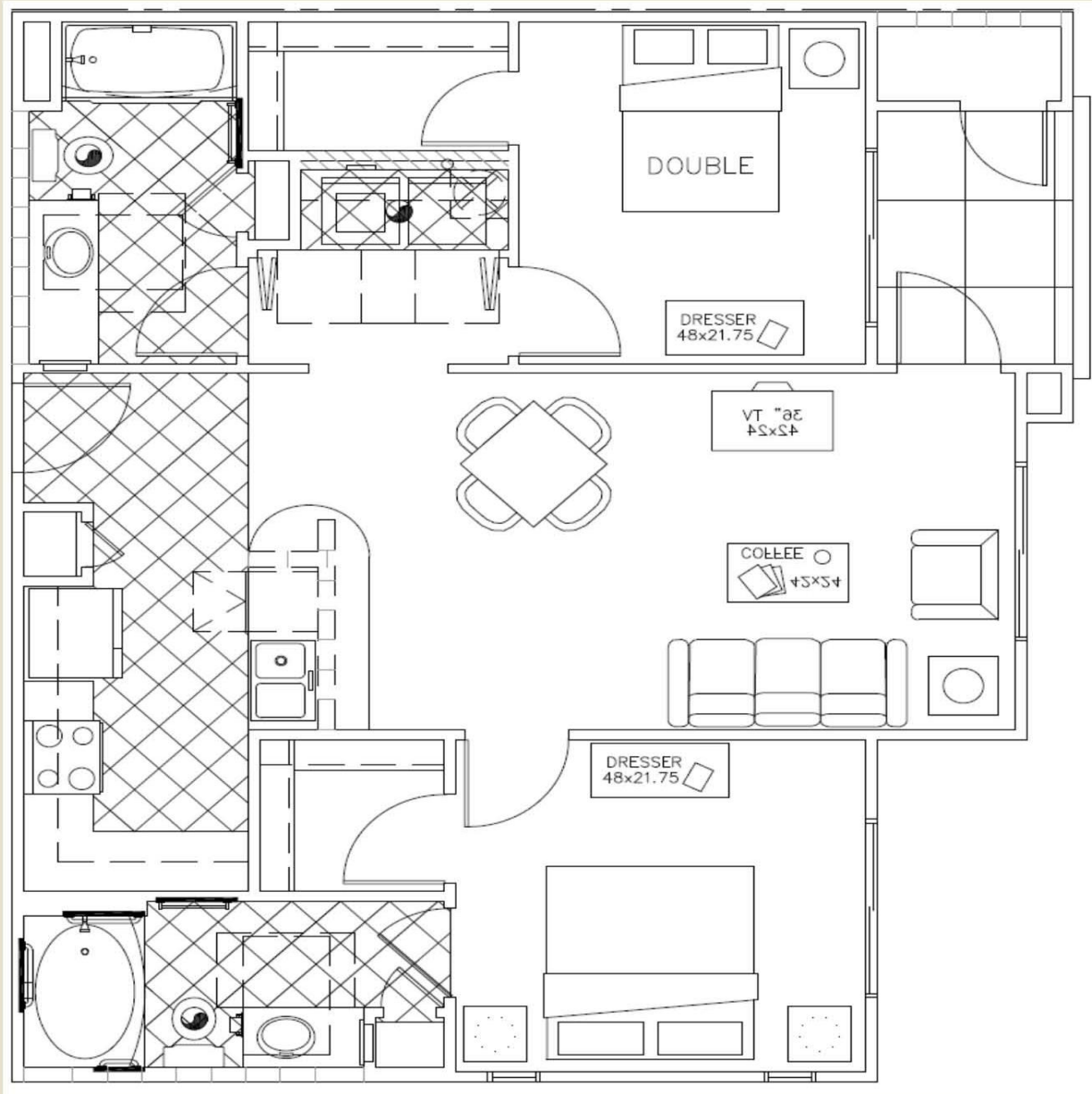
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Unit Plans



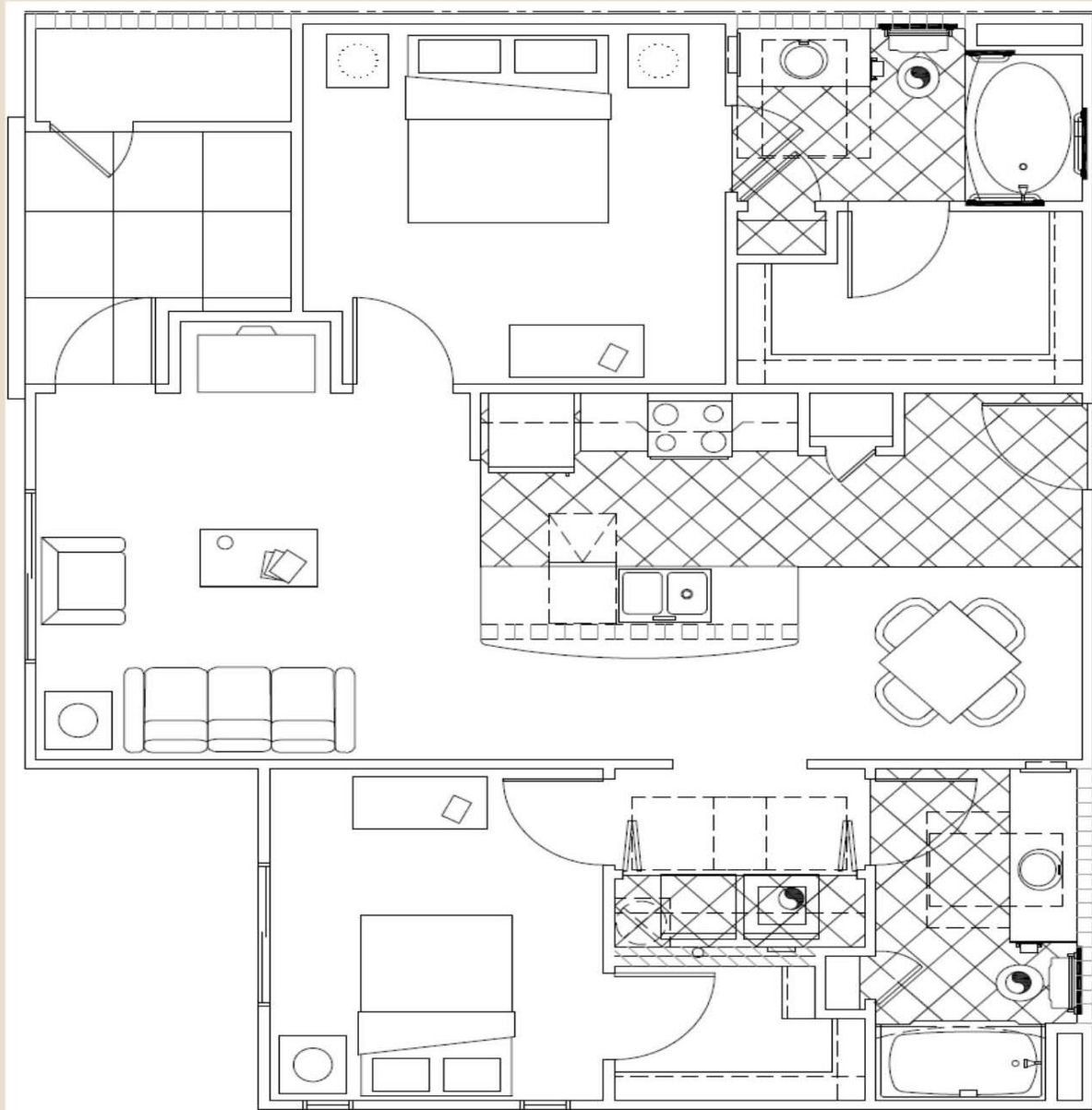
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Unit Plans



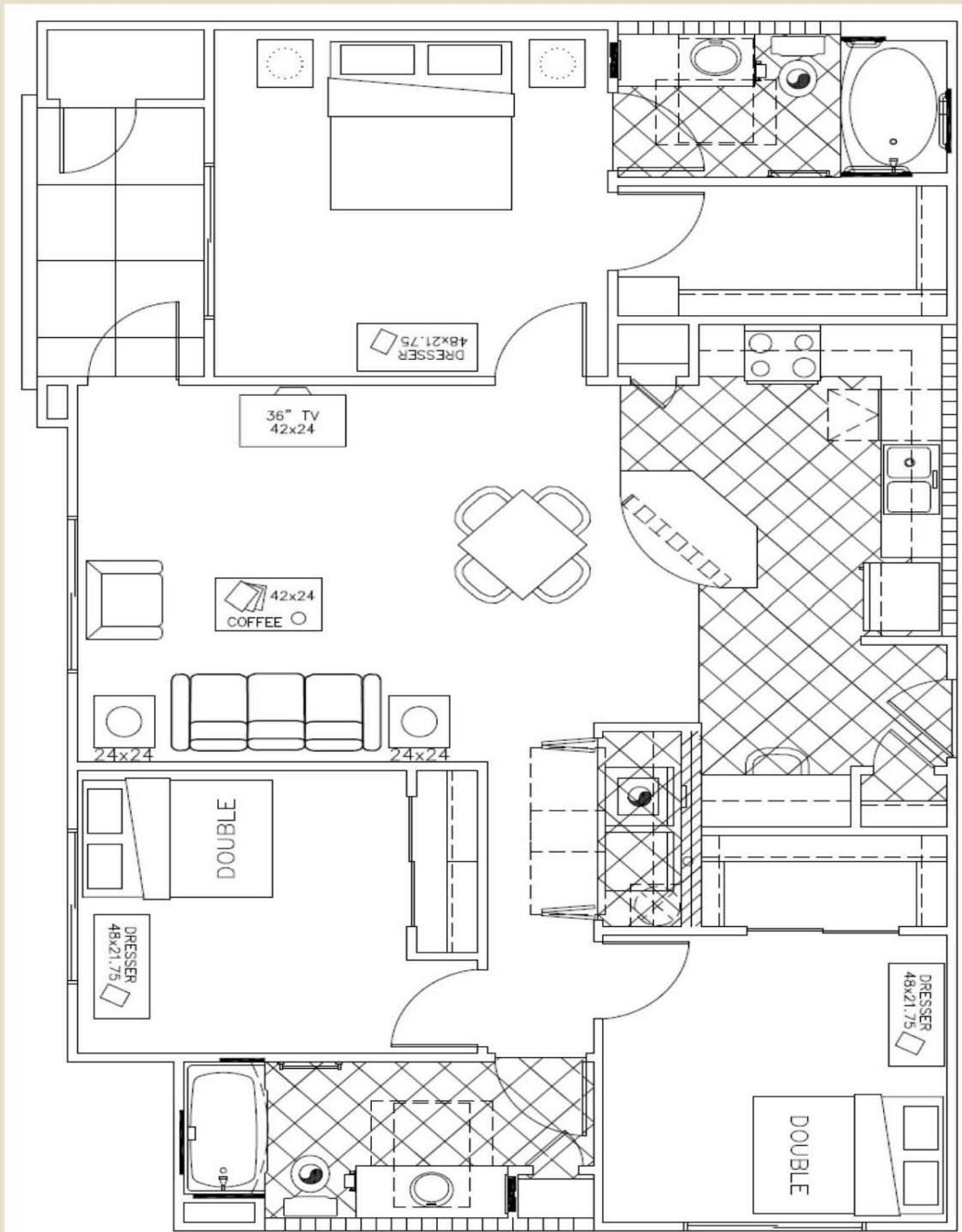
B1

Unit Plans



B2

Unit Plans



C1