

## AFFIDAVIT OF PROPERTY VALUE

### 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102 - 31 - 979 - 1  
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?  
Check one: Yes  No

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

### 2. SELLER'S NAME AND ADDRESS:

Aventura Apartments LLC  
7010 E Acoma Drive, Suite 204  
Scottsdale, AZ 85254

### 3. (a) BUYER'S NAME AND ADDRESS:

Aventura Apartment Owner, LLC  
c/o Boston Capital Real Estate Management Corp.  
One Boston Place, Suite 2100, Boston, MA 02108

(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship: \_\_\_\_\_

### 4. ADDRESS OF PROPERTY:

10350 W. McDowell Road  
Avondale, Arizona 85392

### 5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Aventura Apartment Owner, LLC  
c/o Boston Capital Real Estate Partners, LLC  
One Boston Place, Suite 2100, Boston, MA 02108

(b) Next tax payment due 10/01/16

### 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agricultural
- h.  Mobile or Manufactured Home  
 Affixed  Not Affixed
- i.  Other Use; Specify: \_\_\_\_\_

### 7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a.  To be used as a primary residence.
- b.  To be used as a vacation home or secondary residence.
- c.  To be rented to someone other than a "family member."

See reverse side for definitions of a "primary residence, secondary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 408  
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

C1  
Pa

### 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other: \_\_\_\_\_

10. SALE PRICE: \$ 42,240,000 00

11. DATE OF SALE (Numeric Digits): 12/15  
Month / Year

12. DOWN PAYMENT \$ 700,000 00

### 13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price)
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback)
- e.  New loan(s) from financial institution:
  - (1)  Conventional
  - (2)  VA
  - (3)  FHA
- f.  Other financing; Specify: \_\_\_\_\_

### 14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes  No
- (b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: \_\_\_\_\_

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

### 16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No

If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

### 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Nicole Riley, Esq.  
Goodwin Procter LLP, 53 State Street  
Boston, MA 02109 Phone: (617) 570-1763

18. LEGAL DESCRIPTION (attach copy if necessary):  
See attached.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_

State of Washington, County of Kny

Subscribed and sworn to before me on this 7th day of December 2015

Notary Public Thomas W. Reed

Notary Expiration Date November 28, 2016

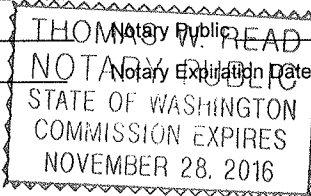
DOR FORM 82162 (10/2013)

See attached

Signature of Buyer / Agent \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_



**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

**That portion of the Southeast quarter of the Southwest quarter of Section 32, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:**

**COMMENCING at the South quarter corner of said Section 32;**

**thence West along the South line of the Southwest quarter of said Section 32, 529.41 feet to the TRUE POINT OF BEGINNING;**

**thence continuing along said South line West, 789.47 feet;**

**thence North 01 degrees 15 minutes 51 seconds East along the West line of the Southeast quarter of the Southwest quarter of said Section 31, 1319.14 feet;**

**thence North 89 degrees 57 minutes 27 seconds East along the North line of the Southeast quarter of the Southwest quarter of said Section 32, 489.85 feet;**

**thence South 01 degrees 16 minutes 59 seconds West, 197.86 feet to the beginning of a tangent curve concave Northeasterly from which the center of said curve bears South 88 degrees 43 minutes 01 seconds East, 600.00 feet;**

**thence Southeasterly along the arc of said curve, through a central angle of 28 degrees 51 minutes 40 seconds, 302.23 feet;**

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**thence South 27 degrees 34 minutes 41 seconds East, 312.72 feet to the beginning of a tangent curve concave Southwesterly from which the center of said curve bears South 62 degrees 25 minutes 19 seconds West, 600.00 feet;**

**thence Southerly along the arc of said curve, through a central angle of 28 degrees 51 minutes 40 seconds, 302.23 feet;**

**thence South 01 degrees 16 minutes 59 seconds West, 261.83 feet to the TRUE POINT OF BEGINNING**

**now known as Lot 1, of 103<sup>RD</sup> AVENUE AND MCDOWELL ROAD, according to Book 605 of Maps, page 12, records of Maricopa County, Arizona.**

**BUYER:**

**AVENTURA APARTMENT OWNER, LLC,**

a Delaware limited liability company

By: Aventura Apartment Holdings, LLC,

a Delaware limited liability company, its sole member

By: Aventura Apartment Manager, LLC,

a Delaware limited liability company,

its non-member manager

By: BCRE II Aventura, A Limited Partnership,

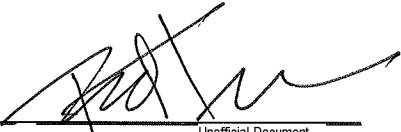
a Massachusetts limited partnership, its sole member

By: BCRE II Aventura LLC,

a Massachusetts limited liability company, its general partner

By: Boston Capital Real Estate Manager Corporation,

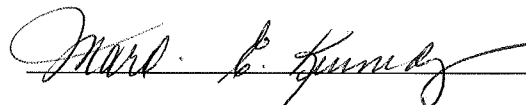
a Massachusetts corporation, its non-member manager

By:   
Theodore Trivers  
Vice President

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**COMMONWEALTH OF MASSACHUSETTS, SUFFOLK COUNTY**

The foregoing instrument was acknowledged before me this 3rd day of December, 2015 by Theodore Trivers, Vice President of Boston Capital Real Estate Manager Corporation, a Massachusetts corporation, non-member manager of BCRE II Aventura LLC, a Massachusetts limited liability company, general partner of BCRE II Aventura, A Limited Partnership, a Massachusetts limited partnership, sole member of Aventura Apartment Manager, LLC, a Delaware limited liability company, non-member manager of Aventura Apartment Holdings, LLC, a Delaware limited liability company, sole member of Aventura Apartment Owner, LLC, a Delaware limited liability company, on behalf of the limited liability company.

  
Notary Public

My commission expires: 3/14/2019

