

# Unofficial Document

## AFFIDAVIT OF PROPERTY VALUE

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

|                 |             |     |        |       |
|-----------------|-------------|-----|--------|-------|
| Primary Parcel: | 304-55-006V |     |        |       |
|                 | 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) nationwide investors  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

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

Nationwide Realty Investors LTD.  
375 N. Front Street, Suite 200  
Columbus, OH 43215

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

Phoenix Managed Properties, LLC.  
1423 Calle Joaquin  
San Luis Obispo, CA 93405

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

### 4. ADDRESS OF PROPERTY:

5433 S. Gilbert Road  
Gilbert, AZ

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

Phoenix Managed Properties, LLC.  
1423 Calle Joaquin  
San Luis Obispo, CA 93405

(b) Next tax payment due 10/10/2016

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

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

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

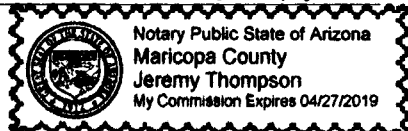
- a.  To be used as a primary residence.  
b.  To be rented to someone other than a "qualified family member".  
c.  To be used as a non-primary or secondary residence.

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

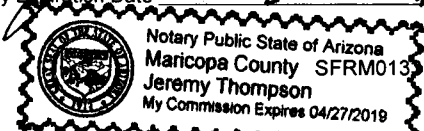
8. If you checked e or f in Item 6 above, indicate the number of units: \_\_\_\_\_  
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 Arizona County of Maricopa  
Subscribed and sworn to before me on this 10<sup>th</sup> day of March 2016  
Notary Public \_\_\_\_\_  
Notary Expiration Date 4-27-1914



Signature of Buyer/Agent \_\_\_\_\_  
State of Arizona County of Maricopa  
Subscribed and sworn to before me on this 10<sup>th</sup> day of March 2016  
Notary Public \_\_\_\_\_  
Notary Expiration Date 4-27-1914



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

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

10. SALE PRICE: \$ 5,853,480.00

11. DATE OF SALE (Numeric Digits): 3/1/2016  
Month / Year

12. DOWN PAYMENT \$ 150,000.00

### 13. METHOD OF FINANCING:

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

### 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: \_\_\_\_\_

### 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):

Phoenix Managed Properties, LLC.  
1423 Calle Joaquin  
San Luis Obispo, CA 93405  
(805) 543-5752

### 18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**EXHIBIT "A"**  
**Legal Description**

**PARCEL NO. 1**

**Lot 7, of LOTS 7 & 8 AT RIVULON-PHASE 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona recorded in Book 1259 of Maps, Page 19.**

**PARCEL NO. 2**

**Reciprocal Easement set forth in "Reciprocal Easement Agreement" recorded in Document No. 2014-0799001, Supplement recorded in Document No. 2015-0048222 and Second Supplement recorded in Document No. 2016-0095712.**

**PARCEL NO. 3**

**Non-exclusive easements as set forth in Declaration of Easements, Covenants and Restrictions, recorded in Document No. 2016-0095711.**

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