

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102 - 45-014-A9
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:

VINTAGE APTS L.P.
P.O. Box 32975
PHOENIX, AZ 85064

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

MCDOWELL PHOENIX HOLDINGS LLC
3790 PARADISE RD. #250
LAS VEGAS, NV 89169

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

8225 W. McDowell Rd
PHOENIX, AZ

5. MAIL TAX BILL TO:

3790 PARADISE RD #250
LAS VEGAS, NV 89169

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
i. ☐ 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. ☐ Owner occupied, not a primary residence.
c. ☐ To be rented to someone other than a "family member."

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

8. If you checked e or f in Item 6 above, indicate the number of units: 260

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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:

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 30 day of September 2015

Notary Public Alison Shea

Notary Expiration Date September 8, 2016

DOI FORM 12-102 (06/2012)



ALISON K. SHEA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
September 8, 2016

For 20

14

sa

10. SALE PRICE:

\$ 10,550,000

11. DATE OF SALE (Numeric Digits):

3/2016
Month / Year

12. DOWN PAYMENT

\$ 0 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
d. ☒ Seller Loan (Carryback) (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: _____

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):

FRED HARVEY
P.O. Box 32975
PHOENIX, AZ 85064

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached

SIGNED IN COUNTER PART

Signature of Buyer / Agent

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 102-45-014-A9
BOOK MAP PARCEL SPLITDoes 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:**VINTAGE APTS L.P.
P.O. BOX 32975
PHOENIX, AZ 85064**3. (a) BUYER'S NAME AND ADDRESS:**MCDONNELL PHOENIX HOLDINGS LLC
3790 PARADISE RD. #250
LAS VEGAS, NV 89169(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:**4. ADDRESS OF PROPERTY:**8825 W. McDONNELL RD
PHOENIX, AZ**5. MAIL TAX BILL TO:**3790 PARADISE RD #250
LAS VEGAS, NV 89169**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. ☐ Owner occupied, not a primary residence.
 c. ☐ To be rented to someone other than a "family member."

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

8. If you checked e or f in Item 6 above, indicate the number of units: 260
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.**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:

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 MaricopaSubscribed and sworn to before me on this 30 day of September 20 15Notary Public Alison SheaNotary Expiration Date September 8, 2016

DOI FORM 92-102 (06/2012)

ALISON K. SHEA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
September 8, 2016**FOR RECORDER'S USE ONLY****10. SALE PRICE:** \$ 10,552,000**11. DATE OF SALE (Numeric Digits):** 3/2016
Month / Year**12. DOWN PAYMENT** \$ 0 00**13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
 b. ☐ Barter or trade (1) ☐ Conventional
 c. ☐ Assumption of existing loan(s) (2) ☐ VA
 (3) ☐ FHA
 d. ☒ Seller Loan (Carryback) 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:**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):FRED HARVEY
P.O. Box 32975
PHOENIX, AZ 85064**18. LEGAL DESCRIPTION (attach copy if necessary):**See attached

Signature of Buyer / Agent

State of Nevada County of ClarkSubscribed and sworn to before me on this 20 day of Feb 20 16Notary Public Lindsay ReidNotary Expiration Date May 4, 2019LINDSAY REID
Notary Public State of Nevada
No. 15-1559-1
My appt. exp. May 4, 2019

Exhibit "A"

Property

**Lot 1, LEGACY SUITES APARTMENTS, according to Book 651 of Maps, page 36,
records of Maricopa County, Arizona**

**Except the South 10.00 feet of the North 65.00 feet of the East 343.65 feet as conveyed to the
City of Phoenix on April 30, 2009 in Document No 2009-0382824**

Unofficial Document