

Properties of Desert Mountain

Comparative Market Analysis of AP - 6
 Prepared for Dr. and Mrs. [REDACTED]

Sorted by List Price per Sq. Ft.

All Custom Villages
 Similar Home Size Plus or Minus 800 sq. ft.
 Similar Direction Lot Faces
 Also a Resale

Also Does Not Overlook a Road
 Include Features: Pool (Play Pool), Spa

Exclude Features: Elevator, Exercise Room, Game/Billiards Room, Garage downstairs, Home Theatre Media Room, On a Golf Course, On an Entry, Steam Shower, Upstairs Master Bedroom
 Comparing to Available Listings

Home AP - 6		
Village: Apache Peak	Direction Lot Faces: S	Lot Size: 43978 Sq. Ft.
Classification: Custom	Current Status: --	Env. Size: 18600 Sq. Ft.
Resale: Yes	Membership: Membership Not Included	Home Size: 3,914 Sq. Ft.
Spec Home: No	Current Physical Status: Finished	Main House Bdrms: 0
Arch. Style:	Age of Home: 26 yrs	Guest House Bdrms: 0
Main House Baths: 0	Dens: 0	Garage Spaces: 0
Features: Cul-de-sac, Free Standing, Pool (Play Pool), Spa		
Golf Crse: 0	Lights: 4	E. Mtn.: W. Mtn.: NW Mtn.:
N. Mtn.:	McDowell Mtn.:	Lone Mtn.: Water: Sunset: 4

Analysis:
 Here is a second report format our System has, allowing us to quickly identify sets of homes that have various things in common with the home we are analyzing. Since I have never been in your home, I couldn't get very detailed in this version, but you get the idea.



Lot	List Price	List Price/SF	Size	Brms	Guest House Rms	Baths	Pwder Rooms	Dens	Gar	Spa	Membership	Arch Style	Floor Plan	Lot Size	Env Size	Lot Faces	Builder	Golf Course	Lights	West Mtn.	McDowell Mtn.	Lone Mtn.	Sunset	Street Address	Finish Date	Orig. List Price	Remodel/Update Year(s)	Remodel/Update Details
MS - 70	\$3,160,000	\$903.37	3,498	4	0	3	0		3	Yes	FGA	SWCN	Great Room	47195	21,663	SE								39641 N. 100th Street	01/01/1993		0000 2004	Pool Partial/Full: Full (no date mentioned) Floor Yr Updated: 2004; Floor Partial/Full: Full; Wiring Yr Updated: 2004; Wiring Partial/Full: Full; Plmbg Yr Updated: 2004; Plmbg Partial/Full: Full; Ht/Cool Yr Updated: 2001; Roof Yr Updated: 2023; Roof Partial/Full: Full; Kitchen Yr Updated: 2004; Kitchen

Partial/Full: Full;
 Bath(s) Yr
 Updated: 2004;
 Bath(s)
 Partial/Full: Full;
 Rm Adtn Yr
 Updated: 2004;
 Rm Adtn
 Partial/Full:
 Partial; Pool Yr
 Updated: 2004;
 Pool Partial/Full:
 Full

Features:
 Bidet in Master Bathroom, Cul-de-sac, Free Standing, No interior steps, On a Wash, Pool (Play Pool), Rooftop
 observation deck, Spa



GF - \$3,250,000 \$794.82 4,089 4 0 4 0 3 Yes FGA SWCN Great Room 25217 13,540 S Platinum Homes, Inc. 1 1 1 10385 E FILAREE LN 04/06/2015

Features:
 Cul-de-sac, Entry courtyard, Free Standing, Outdoor shower, Pool (Play Pool), Spa



AP - \$2,495,000 \$734.47 3,397 2 0 2 1 1 2 Yes FGA SWCN 33947 19,198 S Mike Reuter Construction 2 11095 E. Honey Mesquite Drive 01/01/1994

Features:
 Free Standing, Pool (Play Pool), Spa



GF - \$2,995,000 \$703.55 4,257 3 1 3 1 2 Yes FGA PBSF Kitchen/Family Room 43768 23,173 SW Mike Reuter Construction 1 1 4 39913 N. 105th Way 01/01/1995

Floor Yr Updated:
 2023; Floor
 Partial/Full:
 Partial; Bath(s) Yr
 Updated: 2024;
 Bath(s)
 Partial/Full:
 Partial

Floor Yr Updated:
 2022; Floor
 Partial/Full:
 Partial; Wiring Yr
 Updated: 2019;
 Wiring
 Partial/Full:
 Partial; Plmbg Yr
 Updated: 2019;
 Plmbg
 Partial/Full:
 Partial; Ht/Cool
 Yr Updated: 2022;
 Ht/Cool
 Partial/Full:
 Partial; Roof Yr
 Updated: 2020;
 Roof Partial/Full:
 Full; Kitchen Yr
 Updated: 2019;
 Kitchen
 Partial/Full: Full;
 Bath(s) Yr
 Updated: 2019;



MS - \$2,460,000 \$689.08 3,570 4 0 3 0

Features:
 Air Conditioned Storage Room, Cul-de-sac, Entry courtyard, Free Standing, Furnishings Available Separately, Pool (Play Pool), Spa, Wet bar, Work bench in garage, Workstation in laundry room

3 Yes FGA SWCN Great Room 47195 21,663 SE

39641 N. 01/01/1993 \$2,597,000
 100th Street

0000 2004

Bath(s)
 Partial/Full:
 Updated: 2019;
 Pool Partial/Full:
 Partial
 Floor Yr Updated:
 2023; Floor
 Partial/Full: Full;
 Wiring Yr
 Updated: 2019;
 Wiring
 Partial/Full:
 Partial; Plmbg Yr
 Updated: 2019;
 Plmbg
 Partial/Full:
 Partial; Roof Yr
 Updated: 2020;
 Roof Partial/Full:
 Full; Kitchen Yr
 Updated: 2019;
 Kitchen
 Partial/Full: Full;
 Bath(s) Yr
 Updated: 2023;
 Bath(s)
 Partial/Full:
 Partial; Pool Yr
 Updated: 2023;
 Pool Partial/Full:
 Partial

Pool Partial/Full:
 Full (no date
 mentioned)
 Floor Yr Updated:
 2004; Floor
 Partial/Full: Full;
 Wiring Yr
 Updated: 2004;
 Wiring
 Partial/Full: Full;
 Plmbg Yr
 Updated: 2004;
 Plmbg
 Partial/Full: Full;
 Ht/Cool Yr
 Updated: 2001;
 Roof Yr Updated:
 2023; Roof
 Partial/Full: Full;
 Kitchen Yr
 Updated: 2004;
 Kitchen
 Partial/Full: Full;
 Bath(s) Yr
 Updated: 2004;
 Bath(s)
 Partial/Full: Full;
 Rm Adtn Yr
 Updated: 2004;
 Rm Adtn
 Partial/Full:
 Partial; Pool Yr
 Updated: 2004;
 Pool Partial/Full:
 Full



MS - \$2,795,000 \$647.59 4,316 4 0 4 1 1 2 Yes FGA SWCN Kitchen/Family Room 31639 15,118 S United West Group 1 1 1 39919 N 07/01/1998 102ND ST

0000 2013 Floor Yr Updated: 2018; Floor Partial/Full: Partial; Plmbg Yr Updated: 2021; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2019; Ht/Cool Partial/Full: Partial; Roof Yr Updated: 2023; Roof Partial/Full: Full; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Full; Pool Yr Updated: 2013; Pool Partial/Full: Full Floor Yr Updated: 2018; Floor Partial/Full: Partial; Plmbg Yr Updated: 2021; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2019; Ht/Cool Partial/Full: Partial; Roof Yr Updated: 2023; Roof Partial/Full: Full; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Full; Pool Yr Updated: 2013; Pool Partial/Full: Full

Features:
Bidet in Master Bathroom, Cul-de-sac, Free Standing, On a Wash, Pool (Play Pool), Rooftop observation deck, Spa



SR - \$1,895,000 \$473.75 4,000 3 2 3 1 1 3 Yes NON SWCN Kitchen/Family Room 34461 22,480 S United West Group 2 2 1 3 10018 E. 07/01/1992 Sundance Trail

Features:
Cul-de-sac, Desk in kitchen, Free Standing, Hot Water Recirculating Pump, Master Bedroom Sitting Room, Pool (Play Pool), Spa, Wet bar

Features:
Cul-de-sac, Entry courtyard, Free Standing, Pool (Play Pool), Rooftop observation deck, Spa, Storage room in garage, Water Softener

Records 1 to 7 of 7

	Summary							
	FGA (6)				NON (1)			
	SF	LP	LP/SF	DOM	SF	LP	LP/SF	DOM
Largest	4,316	\$3,250,000	\$753.01	93	4,000	\$1,895,000	\$473.75	101
Smallest	3,397	\$2,460,000	\$724.17	1	4,000	\$1,895,000	\$473.75	101

VIEWS

Desert Mountain lies on sloping ground well above the valley floor, in and on a number of small mountains. As a result, there are several specific 'views' available. We have utilized a grading system of 0 to 5 as a way to conservatively estimate how good the long-term (i.e., after any nearby future construction is completed) view in a given direction or toward a given object will be. The grades are based on the expected view from a main floor of a future home, not a second story window or patio, or a rooftop observation deck. Every effort has been made to be conservative in these grade assessments, but a prospective purchaser should independently confirm these assessments for themselves.

ABBREVIATIONS

Villages

AC	Apache Cottages	EF	Eagle Feather	RT	Renegade Trail
AH	Arrowhead	GF	Grey Fox	SAG	Saguaro Forest
AP	Apache Peak	GQ	Gambel Quail	SAG	Chiricahua Villas
CGV	Cochise/Geronimo Village	GQP	Gambel Quail Preserve	SC	Sonoran Cottages
CR	Cochise Ridge	HAC	Haciendas	SEV	Seven Arrows
CTR	Cintarosa Ranch	LJM	Lone Mountain	SOR	Sonoran Ridge
DF	Desert Fairways	LOR	Lookout Ridge	SR	Sunrise
DG	Desert Greens	LS	Lost Star	SUN	Sunset Canyon
DH	Desert Horizons	MS	Mountain Skyline	TR	Turquoise Ridge
DHS	Desert Hills	PS	Painted Sky		
DR	Deer Run	RQ	Rose Quartz		

Physical Statuses

F	Finished
I	In Design Review
U	Under Construction

Architectural Styles

AND	Andalusian
CNRN	Contemporary Ranch
CNTP	Contemporary
DMOD	Desert Modern
IRF	Italian Rural Farmhouse
ITAR	Italian Ranch
MDTN	Mediterranean
MXCN	Mexican Contemporary
MXTR	Mexican Territorial
ORSW	Organic Southwest
PBSF	Pueblo/Santa Fe
RNCH	Ranch
SPCO	Spanish Colonial
SWCN	SW Contemporary
TERR	Territorial
TUSC	Tuscan

Memberships

FGA	Full Golf Available from Seller
L	Lifestyle Available from Seller
NON	Membership Not Included
SEV	Seven Membership