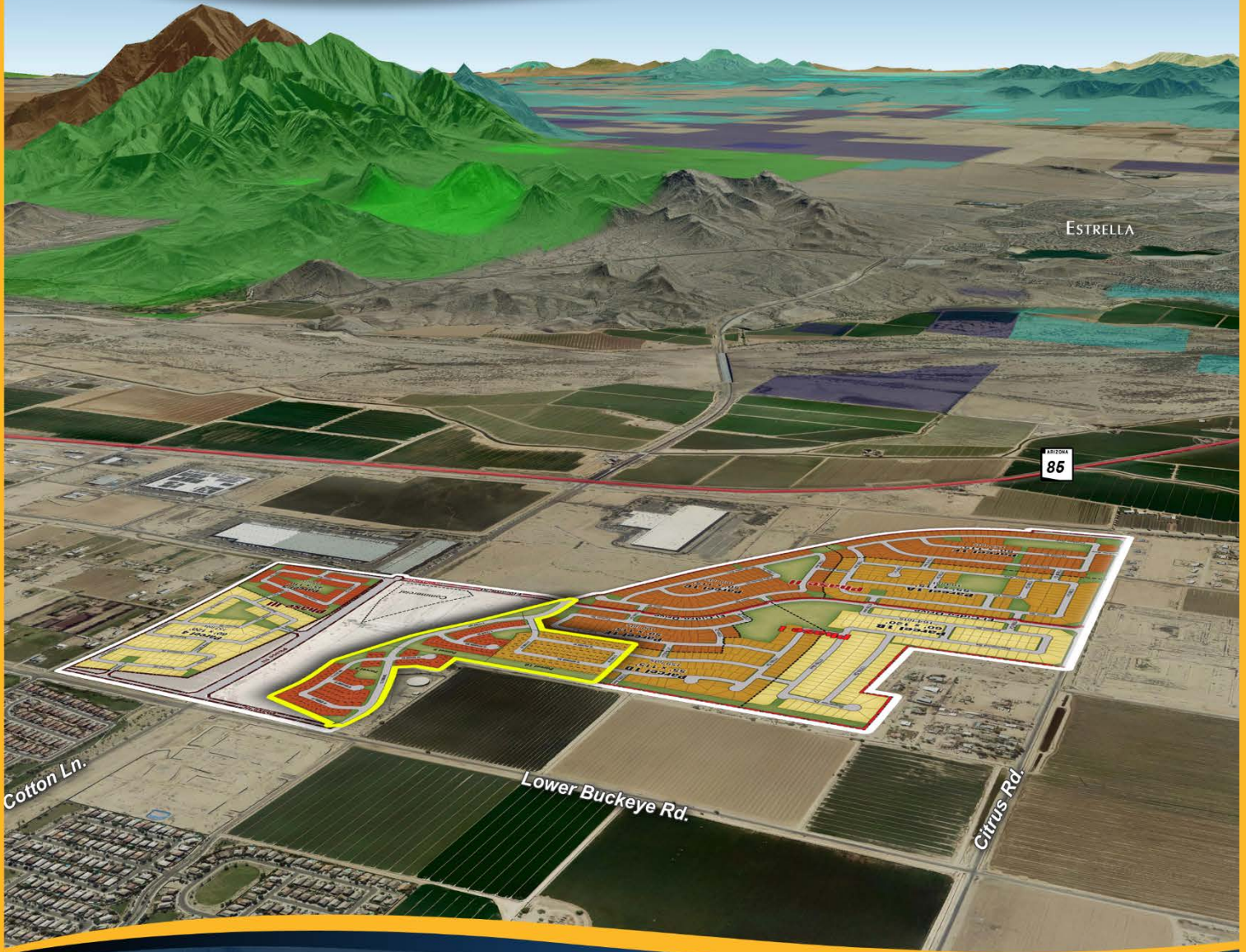


NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

EL CIDRO PHASE 1A



NATHAN & ASSOCIATES, INC.
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EL CIDRO

PHASE 1A

LOCATION:

El Cidro is located at the southeast corner of Lower Buckeye Road and Cotton Lane in Goodyear, Arizona.

SIZE AND PRICE: PHASE 1A

PARCEL	NUMBER OF LOTS	MINIMUM LOT SIZE	FINISHED LOT PRICE
1D	59	55' x 115'	\$59,675
2	35	45' x 110'	\$52,875
3	70	45' x 110'	\$52,875
Total	164		\$9,072,700

TERMS:

Cash

GUARANTEED FINISHED LOTS:

Closing will occur at Final Plat, at which time 60% of the total Sales Price would be paid. The remaining 40% of the total Sales Price is the Lot Completion Price. It will be paid over the course of lot development at certain completion milestones. 25% of the Lot Completion Price will be paid at the completion of grading, 35% at the completion of drainage and utilities, 35% at the completion of concrete and paving, and the final 5% at City acceptance of the improvements, subject to their typical warranty period.

ZONING:

PAD | City of Goodyear

SIDEYARD SETBACKS:

5' and 5'

SCHOOLS:

Liberty School District | Agua Fria Union High School

UTILITIES:

Electric: Arizona Public Services (APS) | Water and Sewer: City of Goodyear | Telephone: Century Link | Natural Gas: Southwest | Cable: Cox Communications