



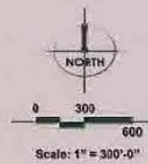
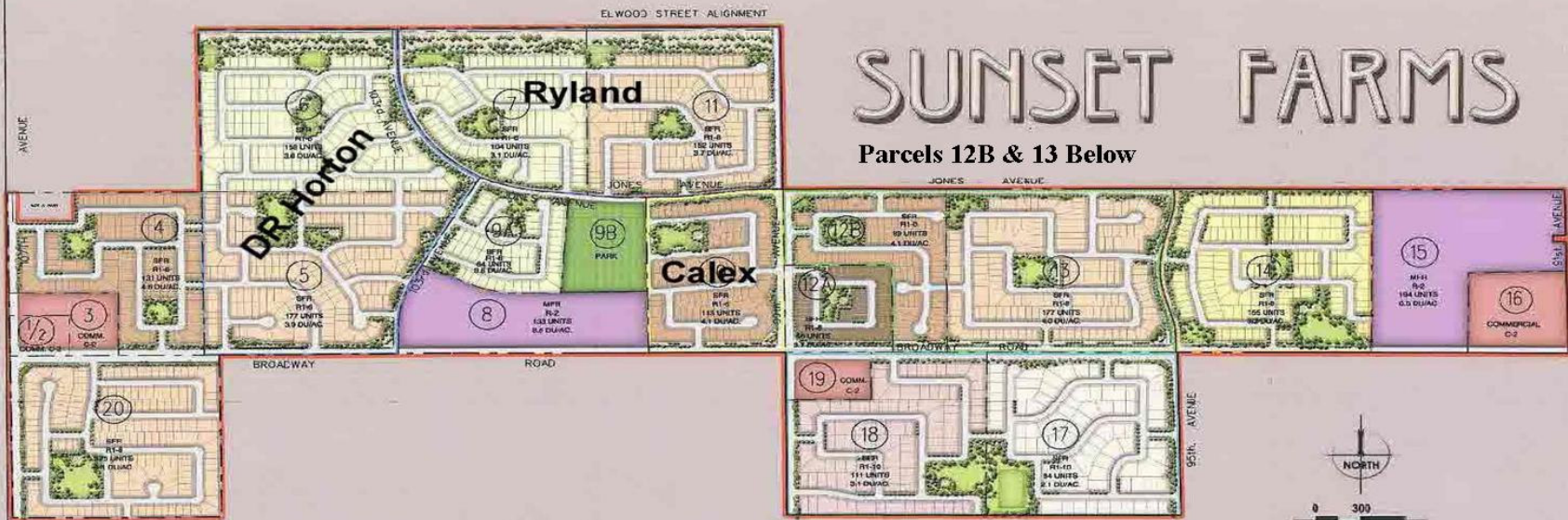
the Benjamin group

Sunset Farms, Unit 4

- City: Phoenix
 - Subdivision: Sunset Farms
 - Corner: NE
 - East/West Rd: Broadway Rd.
 - North/South: 99th Avenue
 - Lots: Parcel 12 B # 1—89
45' x 115'
Parcel 13 # 90-266
50' x 115'
 - Utilities: To the Site
 - Set Backs: Subject to City of Phoenix
R1-8 PRD Zoning Code
- Asking: Please Call for Prices
- Terms: Cash/60 day COE
- Brokerage: 3% Co-Broke
- COMMENTS**
- This is the second offering within the Masterplan. Sunset Farms Masterplan consists of 517 +/- acres. DR Horton, Ryland Homes and Calix Homes purchased the first lots in the first offering in 12/04.
- SUBMIT ALL OFFERS

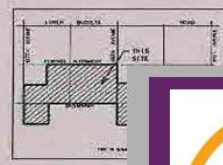
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Sunset Farms, Unit 4



PRD SUMMARY TABLE						
DEVELOPMENT PARCEL	GROSS ACRES	ZONING DISTRICT	LAND USE	DWELLING UNITS	RESIDENTIAL DENSITY	PROPOSED DWELLING UNITS
1/2	3.00	C-2	COMMERCIAL	0	0.0	0.0
3	0.50	C-2	COMMERCIAL	85	17.0	0.0
4	80.70	F1-A	SINGLE FAMILY	118	1.5	1.5
5	45.00	F1-A	SINGLE FAMILY	214	4.7	5.3
6	44.70	F1-A	SINGLE FAMILY	195	4.4	5.0
7	33.01	F1-A	SINGLE FAMILY	27	0.8	0.8
8	20.40	R-2	MULTI-FAMILY	252	12.4	12.4
9A	15.40	F1-A	SINGLE FAMILY	9	0.6	0.6
9B	1.90	F1-A	PARK	0	0.0	0.0
9C	22.81	F1-A	SINGLE FAMILY	429	18.8	18.8
11	41.12	F1-A	SINGLE FAMILY	749	18.2	18.2
12A	15.07	F1-A	SINGLE FAMILY	2	0.0	0.0
12B	21.28	F1-A	SINGLE FAMILY	102	4.8	4.8
13	46.24	F1-A	SINGLE FAMILY	348	7.5	7.5
14	41.75	F1-A	SINGLE FAMILY	220	5.3	5.3
15	28.00	R-2	MULTI-FAMILY	196	7.0	7.0
16	30.00	C-2	COMMERCIAL	0	0.0	0.0
17	19.85	R-10	SINGLE FAMILY	110	5.5	5.5
18	30.83	R-10	SINGLE FAMILY	216	7.0	7.0
19	0.00	C-2	COMMERCIAL	0	0.0	0.0
20	42.81	F1-A	SINGLE FAMILY	7	0.2	0.2
TOTAL	805.30			1861	5.8	2060

PARCEL	TYPICAL LOT
4	50' X 110'
5	50' X 110'
6	50' X 110'
7	50' X 110'
8	MULTI-FAMILY
9A	50' X 110'
9B	50' X 110'
9C	50' X 110'
10	50' X 110'
11	50' X 110'
12A	50' X 110'
13	50' X 110'
14	50' X 110'
15	MULTI-FAMILY
17	80' X 130'
18	50' X 130'
20	50' X 110'



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Sunset Farms, Unit 4

FINAL PLAT

