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## Investor Priced for Quick Sale 50 improved custom home lots

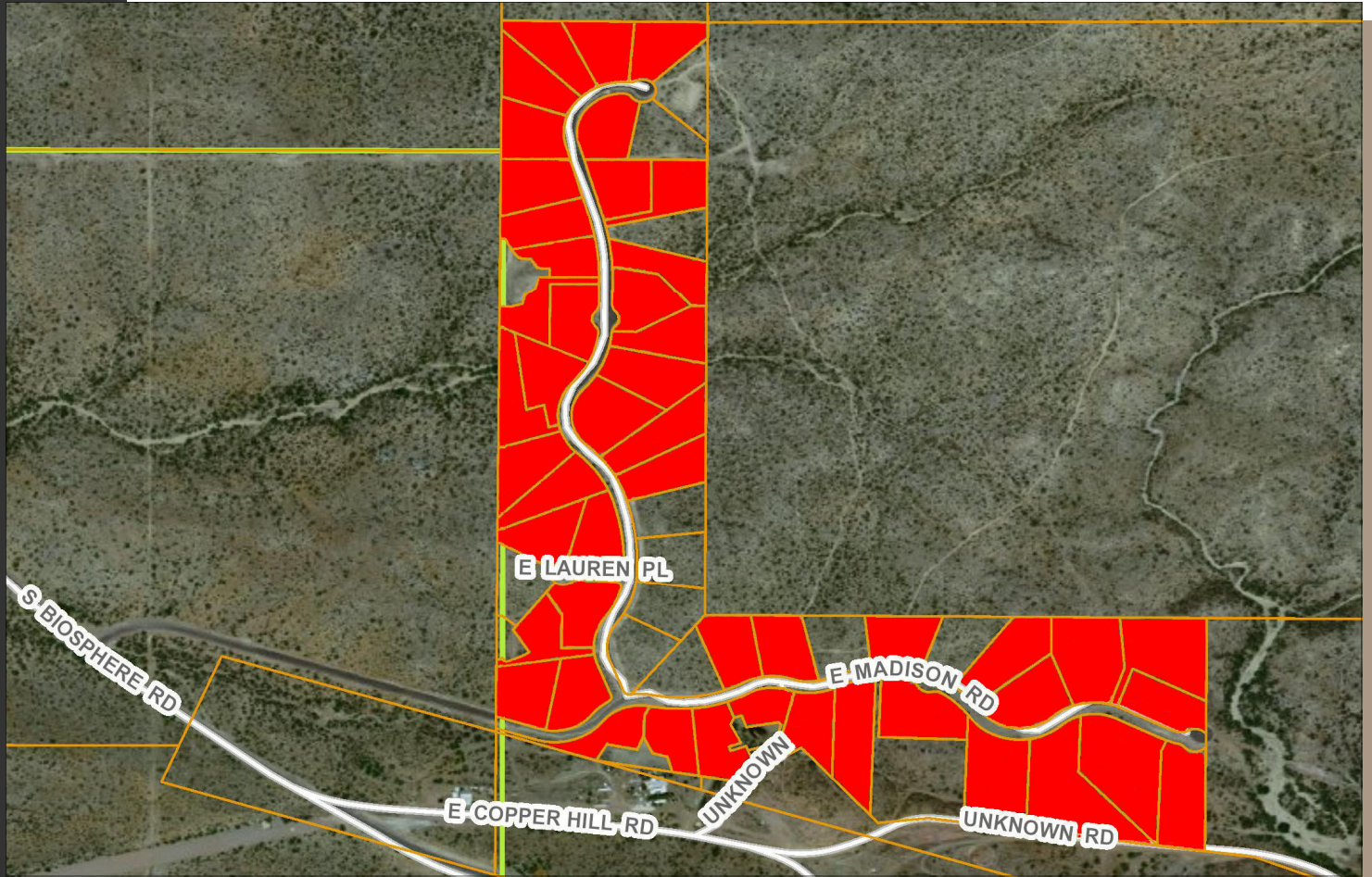


### Copper Hill Estates

- Located just off Highway 77 between Tucson and Oracle
- Approximately 5 miles from Saddlebrooke Ranch
- 50 improved custom home lots
- Beautiful desert setting with stunning views
- All paved access and interior roads
- Gated Community

**Investor priced at approximately \$38,000 per lot**  
**\$1,900,000**

Exclusively Represented by:  
**Howard Schwiebert**  
Tucson Realty & Trust Co.  
520.577.7000 or 520.360.6669

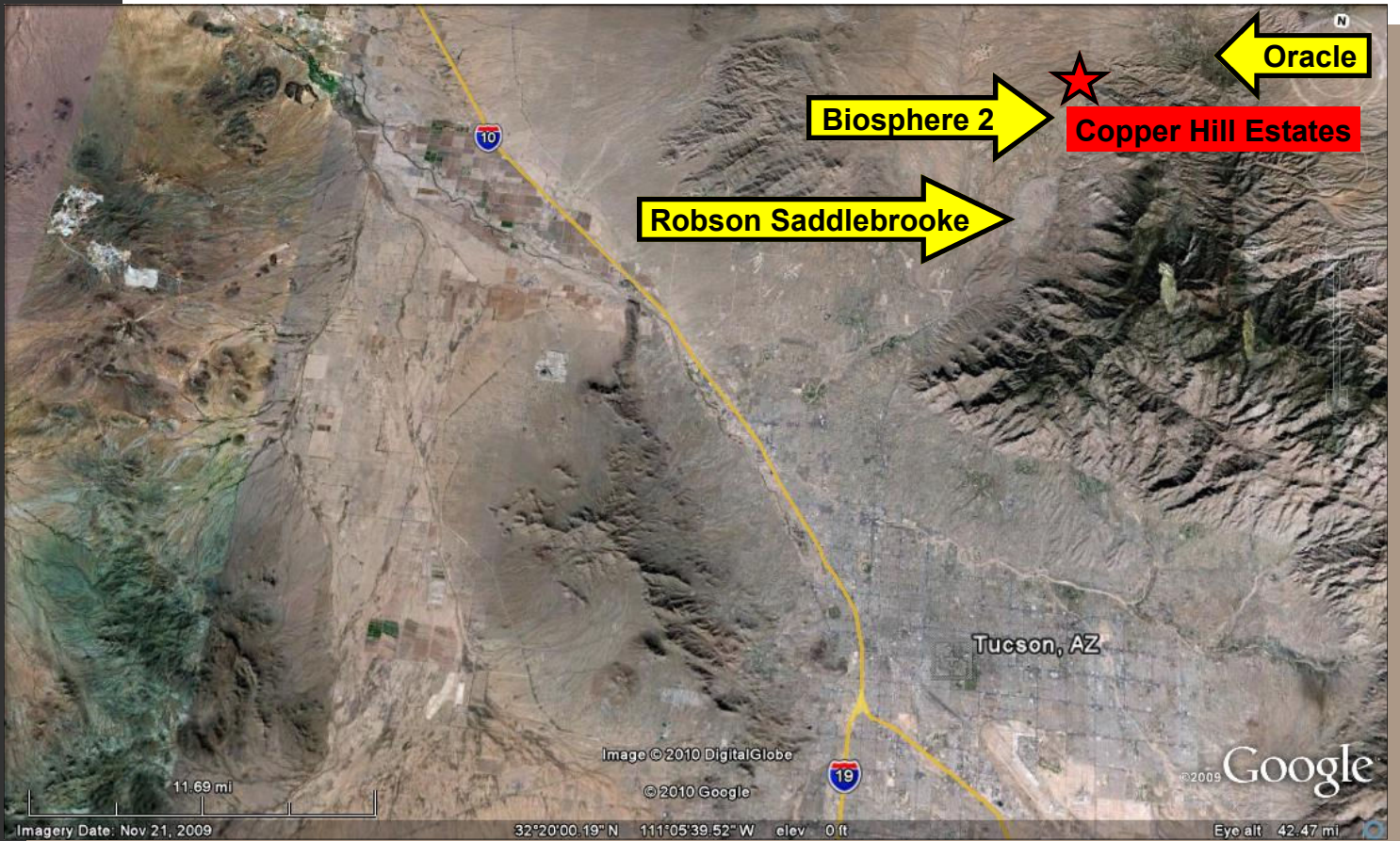


- 50 lots remaining in a 61 lot subdivision
- Typical lot size 1.25± acres
- 11 lots owned by others
- Near Robson Saddlebrooke Ranch
- CCR's Recorded to maintain aesthetics
- Infrastructure improvements constructed in 2006-2007

Project has been idle since 2007. Infrastructure has not been inspected since the project has been idle. The lots and improvements are being offered "as-is". Buyer is encouraged to inspect all investments.

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Located just 1.85 miles off State Highway 77 and the Biosphere 2 access road, this project offers a unique marketing proposition. All paved access roads to a gated community in a private setting with stunning views; these are compelling selling points to the right target market. In just about 20 minutes you can drive to the new Oro Valley Marketplace at Oracle Road and Tangerine. That's about the same time it takes for someone living in the Catalina Foothills in Tucson to drive to Park Place Mall on Broadway Boulevard.

Located between Oracle and its population of about 3,500 and Robson's Saddlebrooke Ranch retirement community and its 6,000 planned homes; Copper Hills offers a distinct living option in a pristine desert setting with stunning views yet it is just about 20 miles from Oro Valley and Tucson. Priced at or below the price that merchant builder production lots have been trading, this project provides an opportunity to position the project for either semi-custom homes or custom home end users with excellent potential returns.

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Tucson is located in and the county seat of Pima County, Arizona, United States, located 118 miles (188 km) southeast of Phoenix and 60 miles (98 km) north of the U.S.-Mexico border. The 2008 Census Bureau estimate puts the city's population at 541,811 with a metropolitan area population at 1,023,320 as of July 1, 2008. In 2005, Tucson ranked as the 32<sup>nd</sup> largest city and 52<sup>nd</sup> largest metropolitan area in the United States. It is the largest city in southern Arizona and the second largest in the state after Phoenix. Tucson is home to the University of Arizona with nearly 39,000 students

Much of Tucson's economic development has been centered on the development of the University of Arizona, which is currently the second largest employer in the city. Davis-Monthan Air Force Base, located on the southeastern edge of the city, also provides many jobs for Tucson residents. Its presence, has led to the development of a significant number of high-tech industries, including government contractors, in the area. Today, there are more than 1,200 businesses employing over 50,000 people in the high-tech industries of Southern Arizona.

The City of Tucson, Pima County, the State of Arizona and the private sector have all made commitments to create a growing, healthy economy with advanced technology industry sectors as its foundation. Raytheon Missile Systems, Texas Instruments, IBM, Intuit Inc., Universal Avionics, Sunquest Information Systems, Sanofi-Aventis, Ventana Medical Systems, Inc., and Bombardier Aerospace all have a significant presence in Tucson. Roughly 150 Tucson companies are involved in the design and manufacture of optics and optoelectronics systems, earning Tucson the nickname "Optics Valley".

Tourism is another major industry in Tucson, bringing in \$2 billion-a-year and over 3.5 million visitors annually due to Tucson's numerous resorts, hotels, and attractions. A significant economic force is middle-class and upper-class Sonorans, who travel from Mexico to Tucson to purchase goods that are not readily available in their country. In addition to vacationers, a significant number of winter residents, or "snowbirds", are attracted by Tucson's mild winters and contribute to the local economy. Snowbirds often purchase second homes in Tucson and nearby areas, contributing significantly to the property tax base. Other snowbirds and "perpetual travelers" can be seen in large numbers arriving in autumn in large RVs towing small cars.