



SCOTTSDALE LIVING

With the advent of the 101 freeway, the North Scottsdale area is now accessible to almost everyone. The area is in the heart of the Sonoran Desert, which is renowned as the most beautiful desert in the world, with lush vegetation in the springtime and gorgeous mountain views. The developers and residents of North Scottsdale have done their best to preserve the attractive natural open space that this unique landscape offers.

North Scottsdale living offers the best in fine dining, shopping, golfing, hiking and other outdoor activities. The area also plays host a number of annual national events such as the PGA TOUR's FBR Open golf tournament at TPC Scottsdale Golf Club and the Barrett-Jackson auto show. Celebrities around the globe often make their way to Scottsdale to enjoy the endlessness of the fine amenities offered, while staying at any one of the nearby luxurious resorts and spas including the Princess Resort and Spa, the Four Seasons Resort and Spa and the Boulders Resort and Spa.

Experience the best in golfing from the Country Club of DC Ranch, Silverleaf Golf Club, Grayhawk Golf Club, and the Golf Club of Scottsdale, a private club restricted to 350 members. Scottsdale delivers a luxurious resort lifestyle. With homes in the multi-million dollar range and property of like value, the beauty is overwhelming.

BE APART OF THE NATURALLY ATTRACTIVE COMMUNITY OF SCOTTSDALE WHILE RATES ARE LOW AND PRICES ARE EVEN LOWER.



Aperion

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PORTERO



193 acres in Scottsdale, Arizona



PORTERO

MUNICIPALITY Maricopa County, Arizona

LOCATION 128th Street and Happy Valley/Pinnacle Peak Road

SIZE 193 acres with 65 Lots

SITE ATTRIBUTES Approved developments of large custom lots located on the edge of the McDowell Sonoran Mountain Preserve in North Scottsdale.

Both properties have frontage on 128th Street and are fully entitled with water and sewer.

DUE DILIGENCE A comprehensive due diligence package is available and can be provided upon request.

Phase 1 ESA – Yes
Soils Report – No
Construction Drawings - Yes

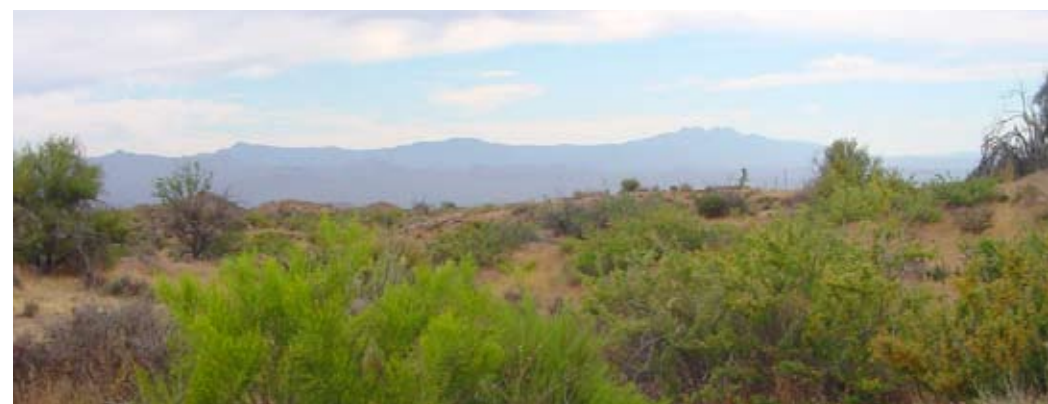
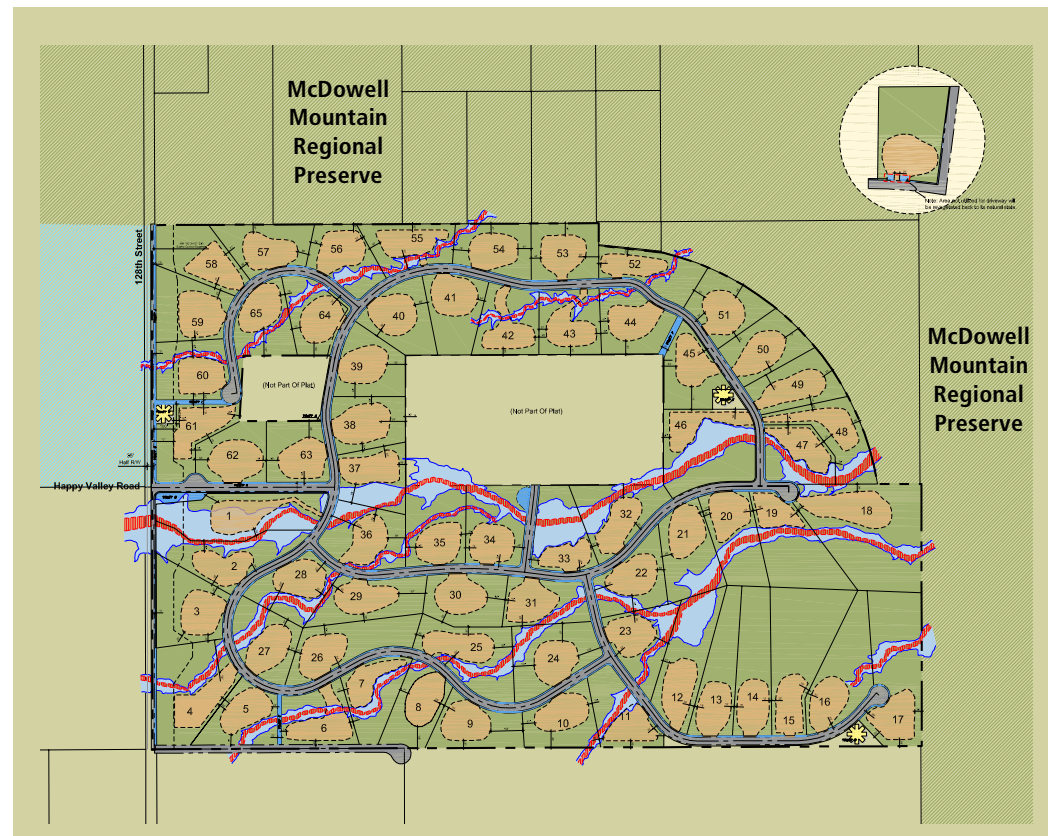
PRESERVE PROPERTY

Uniquely located amongst the McDowell Mountain/City of Scottsdale preserve, Portero is a “one of kind” property. Gorgeous panoramic views of the valley below, and undisturbed upper Sonoran vegetation combine to give this property an air of entitlement, as it is one of the last in North Scottsdale.

In addition, to the physical beauty of the property, and the fact that it abuts the preserve, the parcel has flexibility in its uses; it can be purchased for one large estate home or for 65 individual 3-acre lots, its up to you, approval information is available upon request.

Not far from the Golf Club of Scottsdale, DMB's Silverleaf and the newly built Four Seasons Hotel, this piece of property presents an opportunity for seclusion whilst being in an urban environment.

Within Scottsdale itself, celebrities from around the world enjoy the endless experience of fine amenities and resort lifestyle that the area offers. With homes in the multi-million dollar range and property of like value, the experience and beauty are overwhelming.



Lot #	Lot s.f.	Building Envelope	Lot #	Lot s.f.	Building Envelope
Lot 1	166,215	49,837	Lot 34	115,480	40,112
Lot 2	135,395	40,169	Lot 35	124,649	40,769
Lot 3	127,193	41,855	Lot 36	125,263	40,258
Lot 4	171,208	48,895	Lot 37	101,780	42,216
Lot 5	99,049	40,527	Lot 38	99,640	49,889
Lot 6	101,004	48,056	Lot 39	97,765	40,231
Lot 7	100,808	33,488	Lot 40	97,504	42,323
Lot 8	99,545	40,943	Lot 41	97,584	42,573
Lot 9	99,152	41,808	Lot 42	97,516	46,260
Lot 10	98,509	40,596	Lot 43	106,081	42,593
Lot 11	101,919	34,413	Lot 44	97,965	40,093
Lot 12	146,761	46,943	Lot 45	190,543	40,110
Lot 13	118,433	40,588	Lot 46	97,982	40,905
Lot 14	131,814	40,317	Lot 47	111,689	40,264
Lot 15	206,793	40,066	Lot 48	112,938	41,599
Lot 16	147,567	40,640	Lot 49	132,134	42,724
Lot 17	198,091	44,123	Lot 50	101,919	42,194
Lot 18	279,545	61,829	Lot 51	105,188	40,331
Lot 19	150,752	31,121	Lot 52	102,935	40,426
Lot 20	116,175	40,407	Lot 53	100,788	40,038
Lot 21	123,012	40,801	Lot 54	102,965	43,249
Lot 22	106,296	42,182	Lot 55	103,800	40,951
Lot 23	106,579	41,947	Lot 56	108,651	40,054
Lot 24	135,338	40,915	Lot 57	115,297	47,713
Lot 25	144,151	43,929	Lot 58	108,351	40,034
Lot 26	130,333	42,530	Lot 59	102,721	47,369
Lot 27	106,226	40,962	Lot 60	97,659	47,400
Lot 28	102,829	41,458	Lot 61	97,663	41,536
Lot 29	114,454	42,343	Lot 62	99,520	41,548
Lot 30	106,589	42,143	Lot 63	102,781	40,754
Lot 31	97,768	43,726	Lot 64	99,608	41,497
Lot 32	123,323	40,565	Lot 65	100,701	40,754
Lot 33	116,861	30,680			

