

Heartland 2 – Coolidge, Arizona

FAQs – Lot and Project Info

- 1) Are these lots complete with servicing?
 - a) Yes, they are fully serviced.
- 2) If I buy a lot, is there any upkeep or maintenance I have to do?
 - a) Yes, you will have to ensure that weeds don't grow on the lot. This is done by having the weeds cut when they have grown or you can spray the lot so the weeds don't grow. We have been told that spraying a lot twice a year will keep the weeds to a very minimum. And, you will have to keep your lot tidy and clean per the HOA CC & Rs.
 - b) Here are some webpages that can direct you to some landscaping and lawn maintenance companies:
 - i) <http://www.builderszone.com/contractors/landscaping.htm>
 - ii) http://www.dexknows.com/local/construction/contractors/landscape_contractors/geo/m-phoenix-az/
 - iii) <http://www.lawncaredirectory.com/statedirectory.php?state=Arizona>
- 3) When will the entire Heartland subdivision be built out?
 - a) Due to the economic difficulties in the U.S. it is hard to predict when any project will be completely built out. There is more land to be developed in the development for single family lots and there are a number of undeveloped lots.
- 4) Do I have to have insurance on my lot?
 - a) Yes per the HOA requirements you will have to maintain some insurance coverage. Please see Clause 6.02 (e) on Page 23 of the HOA - CC & Rs document.
- 5) Can I resell my lot at anytime?
 - a) Yes. As your lot is owned "fee simple" you can sell whenever you choose.
- 6) What was the previous value of the lots?
 - a) None of the lots in the entire Heartland subdivision were sold individually. Home builders and large investment firms, owned most of the lots. Home builders only sold lots when they could also build a home for the buyer and the investment firms, to the best of our knowledge still own lots that they wish to sell in bulk to home builders.

b) However, the real estate prices in greater Phoenix have dropped by 48.8 % since it's high in the last quarter of 2006.

7) Who confirms that I am on the title when I buy my lot?

a) The Title Insurance Company and they do the following:

- i) Assists the Buyer with reviewing the preliminary Title Report.
- ii) Provides copies of the Title Report to all parties involved.
- iii) Works with Seller to clear any “clouds” on the Title such as liens and other encumbrances.
- iv) Prepares Seller’s and Buyer’s Escrow instructions.
- v) Deposits Buyer’s earnest and closing funds for Escrow.
- vi) Reviews and complies with Lender’s Escrow instructions.
- vii) Expedites new loan funding with Lender.
- viii) Prepares any special Escrow instructions.
- ix) Prepares documents for Public Recordation.
- x) Distributes monies and documents to appropriate parties.
- xi) Prepares Settlement Statement for Buyer and Seller.

8) Why should I buy one of these lots when there are cheaper lots?

a) These lots are fully serviced, approved by local government and ready to build on whenever you choose, subject of course to getting the necessary government approvals. Many of the cheaper lots are not fully serviced and don’t have design restrictions.

b) The cheaper lots usually will not be within city limits, therefore, you will not have the usual services such as bus, recreation, schools, shopping etc.

9) When will the retail land be developed in Heartland?

a) This is hard to predict but the Greater Phoenix area is one of the most sought after locations in the U.S., especially for western Canadians. Of course, with so many new owners in Heartland, homes should be built sooner than if just one developer was selling

the lots to home buyers, and as homes are built, the demand will increase for some retail developments to be built nearby.

10) What commission will I pay when I resell the lot?

- a) Realtor commissions are usually determined by the real estate office, agency, or market region. In the Greater Phoenix area they are around 6% to 8%.

11) Are there warranties given for the subdivision infrastructure work?

- a) The time from when the subdivision was built until now is of sufficient length that the warranties have expired.

12) Who owns the land around Heartland?

- a) Heartland is within the city limits of Coolidge and in a residential area. Therefore, the adjacent land is owned by some developers and homeowners.

13) How many lots are being sold by MKI in Heartland 2?

- a) 255 lots.

14) How much did MKI pay for the lots?

- a) Due to contractual restrictions with the seller MKI cannot divulge this information.

15) What were the value of homes before and now in Coolidge?

- a) The median home price in Coolidge in 2006 was around \$170,000 and in the third quarter of 2010 the median price was \$100,000.

16) What are new homes selling for in Coolidge?

- a) The average price of a home is approximately \$125,200.

17) Who does the annual property tax assessment for the lots?

- a) The Pinal County Assessor is headed up by Mr L. Paul Larkin.

18) What were the previous property tax assessments?

- a) We can refer you to the following website for information on property taxes in this county: <http://pinalcountyaz.gov/Departments/Assessor/Pages/ParcelInfoSearch.aspx>

19) Can I dispute an assessment?

- a) Yes, if you believe the Full Cash Value on your Notice of Valuation is higher than actual Market Value or the Legal Class is incorrect according to current use, you will want to file a "Petition for Review," DOR 82130.
- b) Notice of Valuation is mailed on March 1st. This valuation is used for the next calendar year's tax computations.
- c) Petition for Review for Review of Real Property Valuation and the Residential Petition for Review of Real Property are available to the property owners from March 1st through April 29th. Petitions are available from the Assessor's Office and the Board Of Supervisors Office.

20) Are there other subdivisions being planned for the area?

- a) None at the moment, within city limits.

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