



DISCLOSURE

Gerchick Real Estate and Team Gerchick have prepared information for prospective purchasers on the following property: 1401 W Desert Cove Phoenix AZ

Please note, that information does not present all information concerning the property, and is not a substitute for an independent due diligence investigation.

The property owner and other sources have furnished Gerchick Real Estate and Team Gerchick with the information contained herein and Gerchick Real Estate and Team Gerchick in good faith believe it to be reliable. We have made no attempt to verify this information nor has this information been audited or confirmed. Therefore, Gerchick Real Estate and Team Gerchick cannot and do not give the Client any guarantee or assurance regarding the reliability of this information. It is the Client’s responsibility to independently confirm the information’s accuracy and completeness.

ANY PROJECTIONS, OPINIONS, ASSUMPTIONS, OR ESTIMATES, USED HEREIN ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO THE CLIENT DEPENDS ON MANY FACTORS THAT THE CLIENT’S TAX, FINANCIAL AND LEGAL ADVISORS SHOULD EVALUATE. THE CLIENT AND THE CLIENT’S ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT IN PROCESS INVESTIGATION OF THE PROPERTY TO DETERMINE THE CLIENT’S SATISFACTION OF THE SUITABILITY AND THE CLIENT’S NEEDS IN ALL ASPECTS OF THE PROPERTY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: (A) THE LEGALITY OF THE PRESENT OR ANY POSSIBLE FUTURE USE OF THE PROPERTY UNDER ANY FEDERAL, STATE OR LOCAL LAW; (B) PENDING POSSIBLE OR FUTURE ACTION BY ANY GOVERNMENT ENTITY OR AGENCY WHICH MAY AFFECT THE PROPERTY; (C) THE PHYSICAL CONDITION OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO SOIL CONDITIONS, THE STRUCTURAL INTEGRITY OF THE IMPROVEMENTS AND THE PRESENCE OR ABSENCE OF FUNGI OR WOOD DESTROYING ORGANISMS; (D) THE ACCURACY OR COMPLETENESS OF INCOME AND EXPENSE INFORMATION AND PROJECTIONS, OF SQUARE FOOTAGE FIGURES, AND OF THE TEXTS OF LEASES, OPTIONS, AND OTHER AGREEMENTS AFFECTING THE PROPERTY WHICH HAVE BEEN PROVIDED OR DISCLOSED BY SELLER; (E) THE COMPLIANCE OF THE PROPERTY WITH RESPECT TO THE AMERICANS WITH DISABILITIES ACT; (F) THE PRESENCE OF HAZARDOUS MATERIALS IN THE SOILS, GROUNDWATER OR ANY IMPROVEMENTS CONSTRUCTED ON THE PROPERTY; AND, (G) THE VALUE OF THE PROPERTY.

Additionally, please note that there are special consideration for any Client who wishes to purchase or to sell a property for the purposes of a “Fix & Flip.” A Fix&Flip is defined as a process of purchasing a property presumed to be below market value; rehabbing or renovating the property to add value; and

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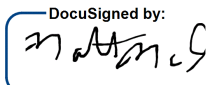
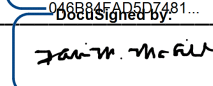
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then selling the property under or near current market values at the time of the sale in the hope of realizing a profit.

If the Client wishes to undertake a Fix&Flip the Client is advised that the Client assumes a risk which exceeds that of a normal risk associated with rental income investment acquisitions or sales. Added risk variables include, but are not limited to, the quality of the rehab, the amount of the rehab budget, the discretion of buyer(s)/Client(s) on how much the Client spend of the Client's rehab/renovation budget, locating a licensed contractor, the warrantability of work performed, the potential for concealed and latent defects, the pace of construction, a lender's willingness to lend to a potential buyer or seller, the ability to list the fully rehabbed Fix&Flip for a fair and reasonable market value while realizing a profit.

If the Client wishes to undertake to purchase or sell a Fix&Flip, please be advised that listing a fully renovated acquisition at less than market value will generally increase the rate at which the home sells. This is a sliding scale; the lower the listing price, the quicker the sale- the higher the listing price, the slower the sale. This is a statement that holds merit and is generally correct; however, there are cases in which the opposite occurs.

The Client takes full responsibility for the outcome of the Fix&Flip effort regarding the purchase or sale and has been informed herein of some of the risks involved. This document is in no way intended to render legal or tax advice regarding a Fix&Flip or any other matter. The Client is encouraged to research and discover more about this process on their own accord. Specifically, the Client is encouraged to seek the advice of competent legal counsel regarding, but not limited to, the following: the necessity to use licensed and bonded contractors in performing a Fix&Flip, risk management to protect the property during the pendency of construction, and disclosure and warranty obligations upon the sale. In addition, the Client is advised to seek competent tax, insurance, and general contracting advice. The Client releases and hold harmless Gerchick Real Estate and its actively participating licensed Real Estate agents and Brokers from any claims, rights, causes or action, losses or damages incurred in connection with any disclosure made hereunder and/or herewith, and/or the Client's undertaking, purchase or sale of a Fix&Flip.

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