

EL RIO GOLF AND COUNTRY CLUB NEWS

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TUSCANY SERIES HQH MODELS GRAND OPENING JULY 4TH WEEKEND

Hoover Quality Homes will be opening their 3 new models to the public just in time for the fourth of July weekend. The "Tuscany Series" features 6 new floor plans to be offered in El Rio Golf and Country Club. The Sq footages of the new floor plans are as follows:

- 1294 Siena
- 1381 Arezzo
- 1551 Grassetto
- 1634 Lucca
- 1892 Pistoia
- 1934 Casentino

These homes are remarkably priced from only ***\$184,900**. standard features on these homes include the lot ,block walls, front yard landscaping and a host of other included features.

The Hoover Quality Homes construction department began construction in mid march and to have them open for the 4th of July weekend is incredible.



The Tuscany Series homes are considered semi-custom homes which limits the changes offered compared to a custom home. The Tuscany Series offers numerous custom features to help our buyers personalize the home to their tastes and lifestyle. For those who like unlimited possibilities El Rio offers four of the finest preferred builders in the area with fully furnished

model homes located directly across from the Tuscany models. With the increase in fuel cost, the prices on these floor plans will be going up in price real soon. Subcontractors are already starting to get increases from their suppliers and the cost can only be absorbed for a little while longer before they get passed onto the consumer. This is absolutely the best time to purchase a new home at El Rio.

EL RIO GOLF COURSE AWARDED BEST PLACE TO GOLF IN MOHAVE COUNTY AREA

For the first time since opening , El Rio golf and country club's golf course has been voted #1 golf course in Mohave County by the Mohave Valley daily news readers. This award has been given to the golf course at the AVI for

many years running, but not this year.

Keri Stewart was voted "Best Golf Professional" who also happens to be at the El Rio Golf and

Country Club.

Not only are you buying a home in a great community but one that the general public believes to be the best golf course in the County.

* 184,900 is a Sienna plan on an off golf course home site with a zero lot premium.. Prices ,options and availability are subject to change without notice.

EL RIO GOLF AND COUNTRY CLUB NEW CONTRACTS AND HOMES UNDER CONSTRUCTION

As of June 26th 2008 there are 29 homes and or land that are under contract or under construction.

We are proudly displaying the amount of activity now in the sales office for all who come in the office to see.

Presently, there are 13 finished homes in El Rio golf and Country Club and growing. The community is starting to look and feel like a real community with all the recent activity we have seen in 2008.

We are getting closer to starting up the phase 2 release here at El Rio.

The first swimming pool will be placed in phase 2 for the residents to enjoy. We are anxiously getting closer to this and feel it will bring this community to a new level for those of you who don't already envision the community for what it is already.

Make sure that the next time you come into the area you stop by El Rio to see what is starting to take shape in the best community in the Mohave Valley



We get a lot of questions from people who are making their first visit to El Rio and have found that by placing the board in the office it helps them to see the growth that is taking place right now.

Has this happened to you

‘I know you would like to think about the lot tonight before making a decision, but someone was here yesterday and said the same thing and I am expecting them back today. If you want it then make a decision to take it. For it may not be here when you come back.

DEVELOPER LOTS AT EL RIO GOLF AND COUNTRY CLUB

Not ready to build yet but want to secure a lot. There are only 35 developer lots left in phase 1 out of the original 161 released.

The lots in El Rio have build time specifications in here to ensure that the homes get built in a timely fashion.

Once you buy a developer lot you will have 2 years from the

close of escrow to have a builder start the construction process and finish construction by the 3rd year.

If you are ready to buy and build now there are home lot packages available either through the semi-custom or custom home builders which have incentives already built into the prices to build now.

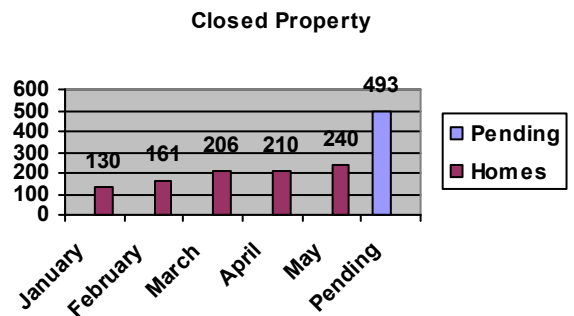


MARKET AT A GLANCE

Take a look at our market out here. Every month the amount of homes closing is increasing and we have numerous homes pending waiting to close.

How many areas around the country are rebounding like this.

Do not wait to long before you purchase your next home.



The above information was pulled from the Realtor Data Base (MLS). And will not contain property that was for sale by owner or any new construction not reported to the MLS

TOP 20 REASONS TO BUY TODAY

1. Construction Loan Rates are at an all time low
2. Cost of Construction is at an all time low
3. Current Market Prices are at an all time low
4. Home Sales Increasing which Drives Up Pricing
5. New Commercial Booming
6. Job opportunities increasing in the area
7. Quality of Construction
8. Availability of home inventory decreasing
9. 100 Million Dollar Industrial Facility Nearby Almost Ready for First Tenants
10. El Rio golf course voted #1 in Mohave County this year
11. El Rio is located to nearby water and casinos
12. Permanent loan rates are low
13. Phase I lots are nearing sell out
14. El Rio Country Club is the areas best value in the area
15. El Rio preferred builder model leaseback options available for a limited time
16. You have 2 years to start construction and 3 years to complete on developer lot purchases
17. The majority of arms written were near the end of 2005 which means the majority will adjust near the end of 2008
18. An average of 10,000 baby boomers retire each week
19. Home lot packages starting as low as \$184,900
20. Prices will never be lower at El Rio for new construction packages than they are today

Now if you have not bought yet there are enough reasons to do so now instead of waiting.



The last time the market decided to take off were you one of the people who said if I would have only bought it when....

We believe now the time to buy is now and don't be one of the people who will miss the opportunity to purchase when El Rio is at it's lowest prices

MORE MODELS COMING IN THE NEAR FUTURE WITH BUILDER LEASEBACK

We presently have a need to expand the number of model homes in the community.

Even though we presently have a good number of models to show we are in need of more.

Have you considered a model leaseback purchase before?

Some of the preferred builders have expressed an interest in expanding their ability to showcase their product they offer.

What this means to you is that you get to have a home built just as if you were building the home for yourself to live in. But instead of moving in when it closes you have a

lease from the builder for a set amount of time and for a monthly rent in the amount negotiated out prior to execution of the contract.

Financing is still done with a construction loan like all the new construction is that are not spec homes.

Contact us if this fit your needs.

FANTASTIC VALUES ON MODEL HOMES

READY FOR IMMEDIATE MOVE IN



For those who are looking for a "great deal" on a ready to move in new home, look no further.

These homes range from as low as \$249,900 up to \$599,900. Check out these homes on our website at www.elriohomes.com.



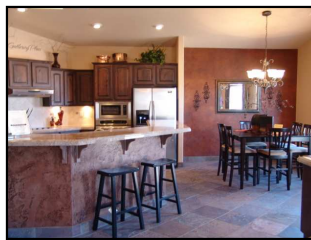


Check out Our Website at
www.elriohomes.com



El Rio Sales & Information Center

11 Torrey Pines Dr South
Mohave Valley Arizona 86440
Phone: (928)577-0777
Fax: (928)577-0778
E-mail: sbrasher@elriohomes.com



MAAS CONSTRUCTION UNVEILS MODEL HOME FOR THE 4TH OF JULY WEEKEND

Maas Construction at a Glance

Maas Construction is a family owned and operated business specializing in custom and semi-custom residential construction. Partners Tom, Randy and Mike Maas began their construction careers in Minnesota and expanded to Arizona in 1996. They were drawn to Bullhead City and the Colorado River after visiting and realizing the potential the area had for growth.

Mike secured the Arizona contractors license for the Company and, at the time of its award, became the youngest general contractor on record in the state. Randy has since also received an Arizona contractors license and has additionally secured a real estate license.



Though the years, we have insisted on a hands-on approach to construction management and participate together with experienced and professional team members in every phase of the house building process.

Customers' benefit by having knowledgeable builders working with them from start to finish. Hands-on experience gives Maas Construction special insight from both a contractor and home-owner perspective. The result is quality

homes for our satisfied customers.

A home built by Maas Construction is an investment in quality and curb appeal. Interiors with charm, individually coupled with beautifully fashioned facades are hallmarks of our homes.

Maas Construction has developed a reputation as a top homebuilder in the area. We stand behind each and every home that we build and continue to provide service even after the sale. Satisfied customers are the best advertising money can buy and Maas Construction proudly puts its name on every home.

This Home has an 18month Builder leaseback available for \$3,500 a month. See sales associate for details