

REAL ESTATE RUMORS

■ North Scottsdale has grown tremendously the past five years and as a result will be launching a new zip code, **85266**. Almost void of commercial or industrial zoning, 85266 will become a premier residential zip code for Arizona.

■ **Prudential CRES Commercial Real Estate**, a commercial real estate network, recently announced that the highly anticipated completion of **Stagecoach Village**, a 105,000-square-foot mixed-use project in Cave Creek, is scheduled to open in September 2007.

■ **Phoenician Properties Realty** recently added new members to its team. Since May of this year, Phoenician Properties Realty has welcomed 14 new Realtors to the company. Additions include **Rich Barker, Shannon Connely, Kendra Ford, Rachel Forbes, Brian Gaffney, Lisa Goldberg, Terra Hanson, Donna Hartley, Lori Hughes, Barry Rafferty, Diane Rafferty, Shawna Smith, Rick Swindell** and **Tracey Wunderlich**.

■ The recent dramatic rise in **10-year U.S. Treasury yields** should provide all the incentive some senior housing/healthcare borrowers will need to rethink their long-term debt strategy. According to **Cambridge Realty Capital Companies Chairman Jeffrey A. Davis**, interest rates on popular FHA-insured HUD loans typically move up or down in tandem with yields on 10-year Treasury notes.

■ Throughout the month of August, all **M&I Bank** locations are accepting dog-related items like food, treats, bones, collars, leashes and toys. The items will be donated to various Arizona police K-9 units.

■ **Linthicum**, a high-end commercial and custom home builder, recently launched **Linthicum Custom Care**, a turnkey property management company serving Arizona and Hawaii. The company will provide all-inclusive property management and warranty services ranging from maintenance to remodel and repair for its residential and commercial divisions.

■ **Rowland Luxury Homes** recently announced the launch of its Web site, www.rowlandluxuryhomes.com. This is the first public Web site for Rowland. The new site is a result of an enhanced marketing and public relations development and overall corporate growth. ■

Send Real Estate Rumors to rumors@scottsdaltimes.com

Scottsdale

REAL ESTATE

Organizing the Office

No longer a full time job

The inbox grows exponentially as piles of clutter rise in the corners of the office, leaving little room for the morning cup of coffee.

Humorous and clever expressions have always been within arm's reach to excuse our cluttered workspaces. A.A. Milne, creator of *Winnie-the-Pooh*, joked, "One of the advantages of being disorderly is that one is constantly making exciting discoveries."

Exciting discoveries aside, the reality is that an organized workspace will increase productivity and improve morale.

For the gung-ho, decluttering the office may be just another task to sling over already overextended shoulders, but the rest of us may need a little help getting and staying organized.

If you're looking for something a little sturdier than plywood and need enough space for more than one monitor and a couple of hanging folders, VIP Smart Storage might have what you're looking for. Specializing in customized organization, VIP Smart Storage can provide solutions from design to project completion, leaving your office look-



COURTESY VIP SMART STORAGE

ing and feeling organized with customized furniture designed to fit your specifications.

Speaking of customized furniture, VIP Smart Storage manufactures all its furnishings, which is ideal for special needs, such as vents to keep monitors cool or locking drawers.

The furniture takes approximately one week to manufacture, and installation can normally be completed in one day.

For those planning a move in the future, the furniture can be constructed for ease of disassembly. Desks can also be built into the walls for

those who want a more permanent fixture.

Once you've decided you need an L-shaped desk to fit two monitors and you want matching cabinetry to hide office

supplies, the office will certainly look cleaner, but will it look sterile? Splashes of color can be brought back to the office in any shade. "You can

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Visit them online to see a full list of services at www.VIPSmartStorage.com or call (480) 632-1600.

Visit their showroom at 700 N. Neely Gilbert, Arizona 85233.



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REAL ESTATE



Organizing

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have the top of the desk be a different color from the bottom, if you wanted,” says organization professional Tim McCarthy, who’s been working in the home improvement business for over 35 years and is owner of VIP Smart Storage.

If business is keeping you busy, the showroom can be brought to you. A designer can bring their goodies to your home, or customers are invited to visit the VIP Smart Storage showroom in Gilbert.

Bottom line? “Having a nice environment that is organized improves your attitude so you want to go to work,” says McCarthy. “It’s inviting – if it’s clean and organized you truly enjoy it more.” ■

Visit VIP Smart Storage online to see a full list of services at www.VIPSmartStorage.com or call (480) 632-1600.

Visit their showroom at 700 Neely St., Suite 20, Gilbert, Arizona 85233.

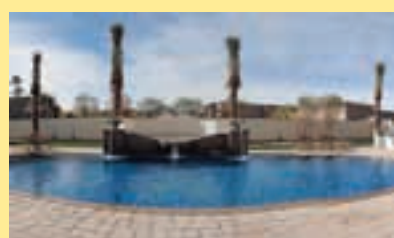


The Valley’s Most Expensive Real Estate



Sold for \$4,150,000
9820 E. Thompson Peak Parkway – North Scottsdale

This home, located in DC Ranch in North Scottsdale, was recently purchased by 618 LLC, an Arizona limited liability company. The LLC lists as its member Mr. Thomas Bade, a partner with the Valley law firm Bade and Baskin. The home was sold by Gale and Thomas Archer, trustees of the Archer Family Trust. The home has views of Pinnacle Peak and features limestone-carved fireplaces and stone columns, along with a walk-in wine cellar. The master suite features an office and exercise room. There is a large game room upstairs. The exterior of the home was recently featured on 3 T.V. The home was listed by DC Ranch Realty, LLC.



Sold for \$4,200,000
6941 E. Bronco – Paradise Valley

The Curtis and Celeste Dickman family trust recently purchased this home in Paradise Valley. Mr. Dickman is a neurosurgeon practicing in Phoenix. The home was sold by BJAN Family Enterprises, a limited liability company. The home, which has more than 7,200 square feet of living space, was designed by Clay Scrivner and was built by J.M. Wall. There is a media and game room as well as a wine room in the home. The floors in the home are hand-scraped hickory wood. There is a fireplace in the master suite as well as an exercise room. Outside there is a large pool and spa with two large waterfalls. The home was listed by the Russ Lyon Realty Company.



Sold for \$3,200,000
6609 N. 31st Place – North Phoenix

Edward and Debra Smith recently purchased this 7,000-square-foot hillside home located in the Biltmore area. The home offers a view of the Biltmore Mountain Estates as well as the city skyline. The Nance-built home is situated on 1.6 acres and constructed in the massive great room concept. There is a baronial fireplace in the living room as well as a fireplace in the master suite. There are large columns throughout the interior of the home. The home has a three-room guesthouse, which also has a full kitchen. The pool has a large waterfall feature which illuminates at night. City lights can be seen from the elevated spa. The home was listed by Coldwell Banker Residential Brokerage.

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Scottsdale

AREA HOME SALES

The past month’s home sales by zip code listed with address, price sold, home square footage and days on the market.

This feature brought to you by:
Liberty One Lending
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See their ad on page 5

ADDRESS	PRICE	SIZE	MARKET			
5877 N. Granite Reef Rd	\$203,975	955	46	7625 E. Camelback Rd	\$120,500	752 71
8632 E. Keim Dr	\$335,000	1,450	134	6837 E. Osborn Dr	\$246,000	1,632 42
7675 E. McDonald Dr	\$240,000	1,069	148	4150 N. 79th St	\$180,300	1,563 40
8226 E. Sage Dr	\$330,000	1,659	10	8543 E. Turney Ave	\$401,955	2,000 12
7929 E. Peppertree Ln	\$393,500	1,640	158	6530 E. Lafayette Blvd	\$1,500,000	3,273 15
8632 E. Keim Dr	\$335,000	1,450	134	3314 N. 68th St	\$127,900	649 24
7737 E. Luke Ln	\$360,000	1,913	88	4133 N. 81st St	\$176,000	994 162
				3707 N. Marshall Wy	\$699,000	1,550 185
				5831 E. Thomas Rd	\$222,000	1,704 132
				8625 E. Mackenzie Dr	\$345,000	1,700 133
7175 E. Camelback Rd	\$3,100,000	3,898	115			

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