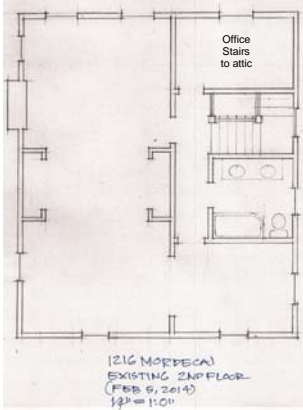


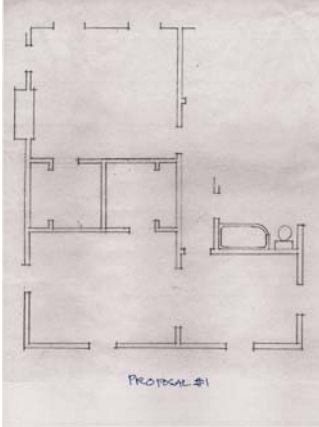
EXISTING 2ND FLOOR PLAN



Bedrooms 1  
Baths 1.5

The MLS shows 3 bedrooms, however, currently the 2nd floor is one large master suite, probably the biggest in Mordecai. It is the dream realized by the sellers who remodeled 3 bedrooms into one large space 31x14.9 ft. Alas, the sellers realize others may want smaller and more bedrooms. Therefore, the purchase price includes an allowance to re-create 3 bedrooms as suggested in Proposal #2. This is Proposal #2 of three options identified and drawn by next door neighbor and contractor, Tom Brown with The Splinter Group.

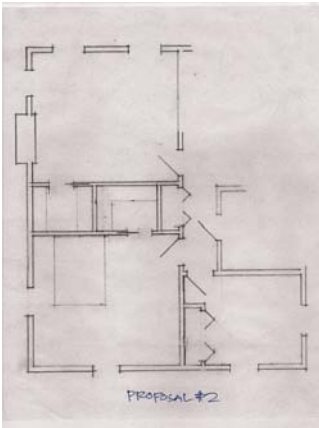
PROPOSAL #1



Bedrooms 2  
Baths 1.5

This creates 2 bedrooms leaving intact the smaller space that is now a sitting room to the side of the big bedroom.

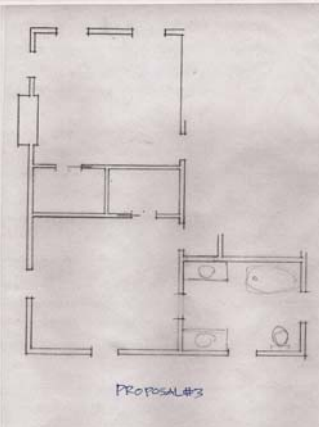
PROPOSAL #2 (The Allowance)



Bedrooms 3  
Baths 1.5

This recreates 3 bedrooms by walling in the sitting room, moving doors and adding a closet.

PROPOSAL #3



Bedrooms 2  
Baths 2.5

This creates 2 bedrooms and adds a full 2nd upstairs bath. The small sitting room would be converted into a master bath for the back bedroom.